PLACER COUNTY GOVERNMENT CENTER MASTER PLAN UPDATE

15 FEBRUARY 2019

COUNTY OF Placer

MP

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EXECUTIVE SUMMARY

Purpose

The intent of a Master Plan is to provide a framework to guide future development towards specific goals of a community. As time progresses, the needs and goals of a community often change which can potentially warrant the need to reevaluate a Master Plan, assess conditions and identify new direction. The Placer County Government Center Master Plan Update (PCGC Master Plan Update) serves as an update to the 1993 Comprehensive Facilities Master Plan. Through this update, the Master Plan identifies a variety of County administration needs and community desires for future development within the North Auburn Campus.

This Master Plan update process included a series of public community meetings, many design charrettes and various interviews with County Staff, with the intent to establish a long term vision of what the Placer County Government Center should become.

It was determined that the primary focus of the PCGC Master Plan Update should provide for the expansion and centralization of County facilities. This approach will allow government services to accommodate the future growth and better serve the needs of Placer County residents. To provide a quality level of service to Placer County, new government facilities will be needed. The North Auburn Campus was found to be an appropriate place for these facilities. In addition to providing for the governmental service needs, it was also found that the PCGC Master Plan can provide for future opportunities of mixed-use development including multi-family housing.

Relationship to Other Community Plans

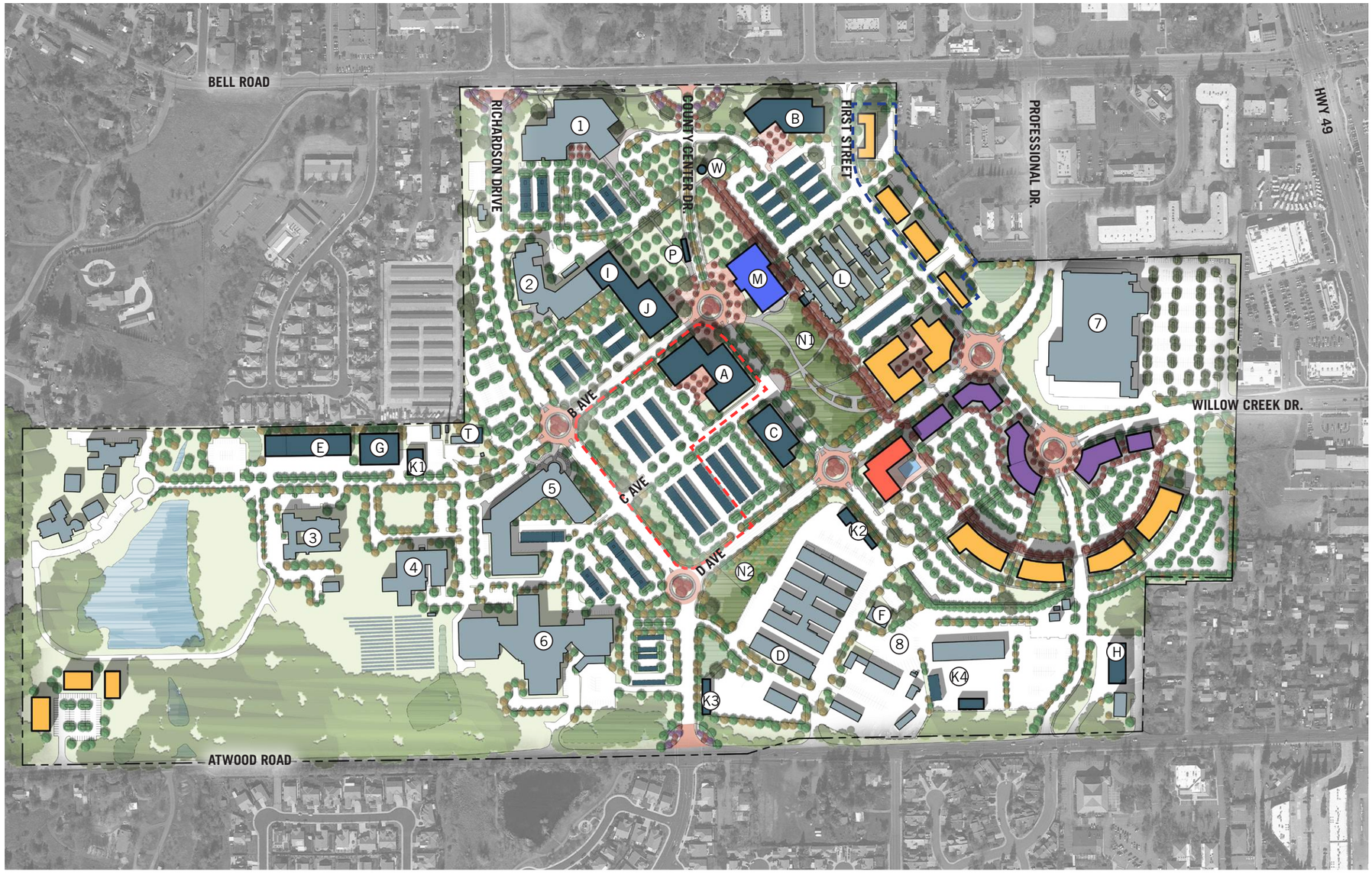
The PCGC Master Plan Update evaluates a series of other regional and community plans with the purpose of identifying common goals. The 1993 Comprehensive Facilities Plan, the 1999 Auburn-Bowman Community Plan and the 2013 Placer County General Plan are some of the plans that were found to have the most relevance to the PCGC Master Plan Update.

Facility and Infrastructure Assessments

The Master Plan conducts a series of assessments of the existing facilities, conditions and capacity of existing infrastructure, and current circulation and traffic patterns. It was found that the wide majority of County services are housed in World War II era buildings that were originally part of the DeWitt Hospital. Generally these structures are not well suited to provide government services to the County. In addition to these assessments, an economic evaluation and forecast was conducted to determine the amount of multi-family residential, private sector commercial and retail space that could potentially be supported based on current trends.

Sustainability and Natural Resources

Preservation of natural resources is an important part of responsible development. The PCGC Master Plan Update evaluates the existing biological resources and identifies zero net energy, zero net water and carbon neutrality opportunities and strategies that can be implemented during project level planning and design.



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SITE LEGEND

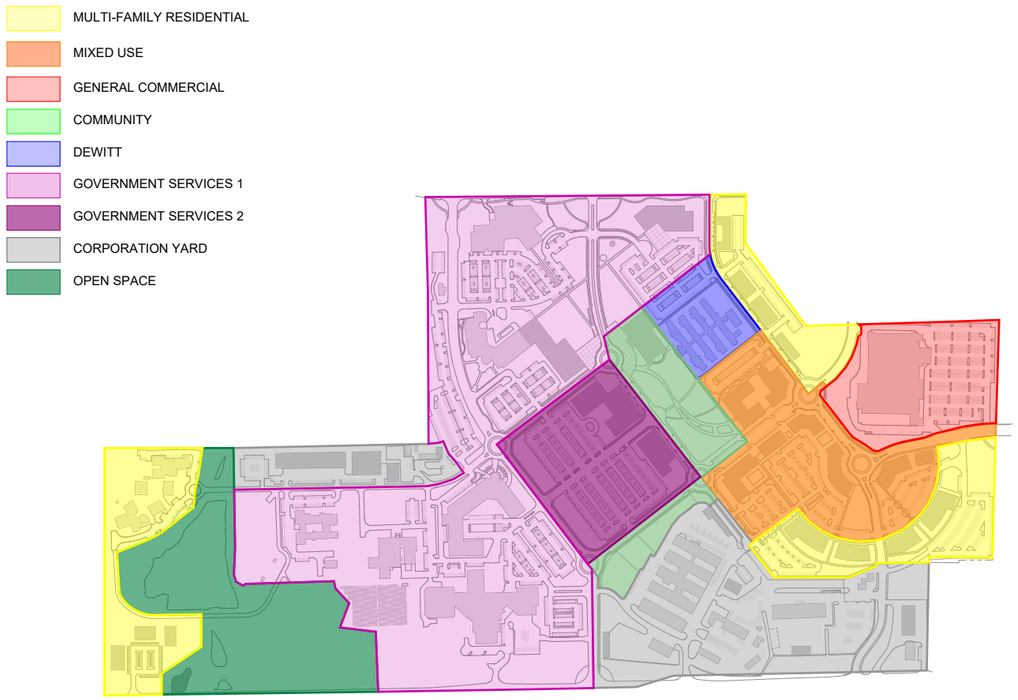
1. COMMUNITY DEVELOPMENT RESOURCE CENTER (CDRC)
2. FINANCE ADMINISTRATION BUILDING (FAB)
3. ANIMAL SERVICES CENTER
4. JUVENILE DETENTION CENTER
5. AUBURN JUSTICE CENTER (AJC)
6. MAIN JAIL
7. HOME DEPOT
8. CORPORATION YARD

- A HEALTH AND HUMAN SERVICES CENTER
- B COUNTY ADMINISTRATION CENTER
- C AGRICULTURAL COMMISSIONER & FARM ADVISOR
- D ELECTIONS WAREHOUSE
- E COUNTY / MUSEUMS WAREHOUSE
- F CORPORATION YARD ADMIN. & TRAINING CENTER
- G SHERIFF & PROBATION SUPPORT
- H FIRE STATION 180 EXPANSION
- I ADMIN SERVICES IT/TELECOM WAREHOUSE
- J FAB & CDRC ANNEX
- K1 SHERIFF'S DIVE UNIT
- K2 UTILITIES
- K3 PARKS & GROUNDS
- K4 TIRE BARN & WASH RACK
- L DEWITT HERITAGE AREA
- M COMMUNITY EVENTS CENTER
- N1 COMMUNITY GREEN
- N2 COMMUNITY GARDEN
- P TRANSPORTATION TRANSFER CENTER
- T IT/COM EXPANSION
- W IRRIGATION WATER TOWER

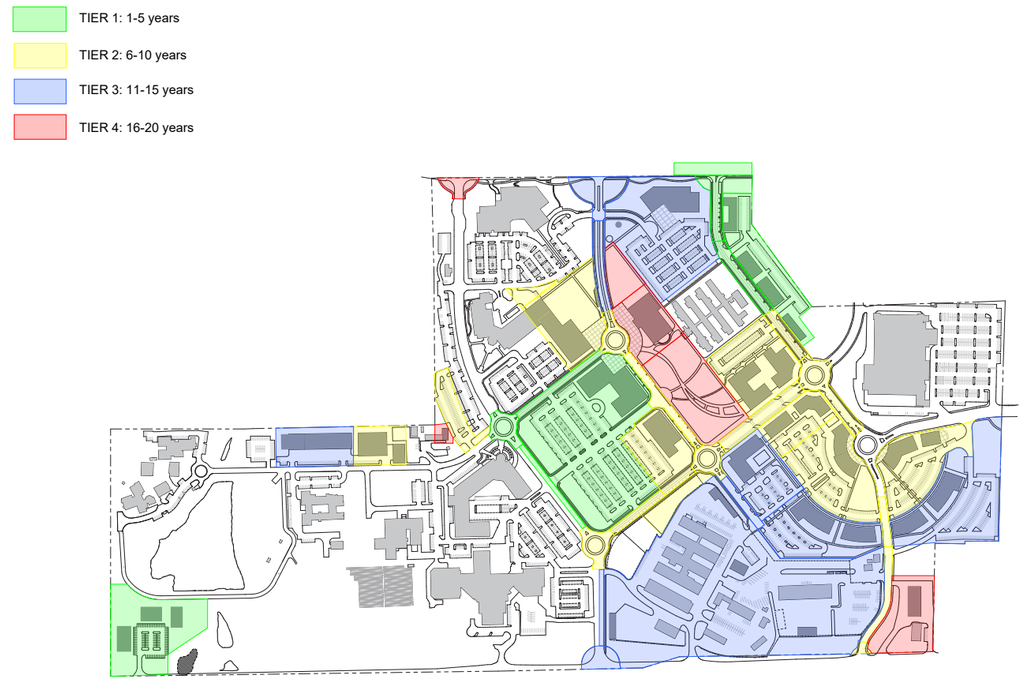
SITE KEY

- EXISTING BUILDING
- NEW COUNTY BUILDING
- COMMUNITY BUILDING
- HOTEL
- MIXED-USE
- RESIDENTIAL
- OPEN SPACE
- REGIONAL STORM WATER BASINS
- HEALTH AND HUMAN SERVICES CENTER PROJECT SITE AREA
- MULTI-FAMILY / WORKFORCE HOUSING PROJECT SITE AREA

ILLUSTRATED MASTER PLAN



PCGC MASTER PLAN - USE AREAS



PCGC MASTER PLAN - DEVELOPMENT TIERS

MIXED USE CONCEPT

GOVERNMENT SERVICES CONCEPT

Master Plan Implementation

Utilizing the analysis and projections, a series of development alternatives were explored to identify potential opportunities on the Placer County Government Center campus. Each of these options were weighed against the Master Plan goals and reviewed with County representatives. The most successful parts of these studies were combined to create the preferred development plan.

It is anticipated that the PCGC Master Plan will be implemented in phases over several years. Each portion of the Master Plan will be developed as the County determines which portions are most appropriate for Governmental Services, as well as the market demands for use areas identified for private development. To assist in anticipating the infrastructure needs over the life of the plan, the PCGC Master Plan has identified development tiers based on the current understanding of project priority. Each new development within the government center has been categorized into a tier of five-year increments. The PCGC Master Plan assumes these tiers in the design of wet and dry utilities as well as vehicular traffic impact studies.

Development Standards and Design Guidelines
The PCGC Master Plan update is written with flexibility in mind to allow the development to serve the needs of the community as it develops over time. The Development Standards and Design Guidelines are provided as a method to guide the individual projects towards the intent of the PCGC Master Plan.

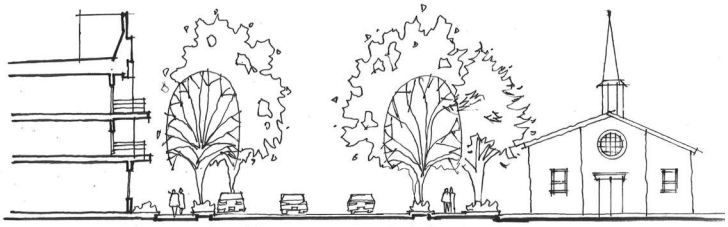
The Development Standards establish minimum criteria that must be satisfied for the project to gain County approval. This includes permitted uses, setbacks, coverage, street standards, parking and other development criteria. The standards supersede the County Zoning Ordinance and provide specific measurements for the desired outcome.

The Design Guidelines establish a high standard of design that will assure quality and consistency throughout the community. The guidelines are qualitative in nature and describe the manner in which the design should be carried out in relationship to a given land use, building type or spatial setting.

Collectively the Development Standards and the Design Guidelines provide applicants of individual projects the technical and aesthetic criteria needed to prepare submittals to the County for review and approval.

Each project, whether for public or private use, will be subjected to the review process outlined in the Development Standards and Design Guidelines. When required, a Design/Site Review Committee will be charged in reviewing development proposals and determining if they meet the goals of the Master Plan, qualify under the minimum Development Standards, and follow the intent of the Design Guidelines. This process will serve to uphold the core values of the Placer County Government Center Master Plan

- Create a strong campus identity.
- Promote sense of community.
- Champion well designed buildings and landscapes.
- Implement sustainable solutions.



01 PROJECT VISION

01.01 INTRODUCTION

The primary purpose of the Placer County Government Center Master Plan Update (PCGC Master Plan Update) is to provide an update to the 1993 Comprehensive Facilities Master Plan (CFMP). This update provides definition of Placer County's vision for the development of the County's 200 acre North Auburn campus. The PCGC Master Plan Update describes the mission and goals for development of the campus to accommodate the growth of County departments and associated customer services needs of county residents. The PCGC Master Plan Update also identifies future possibilities for mixed use development including commercial, office, residential within a lively mixed use town center.

Community Workshop Meeting

Existing characteristics of the natural and built environments of the campus are outlined in the PCGC Master Plan Update. The master plan identifies opportunities to maintain, refine and/or enhance these features of the campus to meet anticipated growth requirements of County departments and better serve the needs of the County residents and businesses. In depth analysis of exiting conditions of the World War II era DeWitt General Hospital structures and the networks of existing campus infrastructure have been conducted to identify and prioritize required infrastructure upgrades. This analysis includes wet and dry utilities, roadways, parking, bicycle lanes, and public transit.

In addition to this analysis, projections of future County department needs have been conducted and opportunities for future campus development have been identified and prioritized. The PCGC Master Plan Update offers guidance for these future development opportunities which are intended to enrich the campus and surrounding community. This balanced community is intended to be an attractive, accessible, sustainable, safe and functional environment to live, work, and play by serving Placer County and visitors alike. Development Standards and Design Guidelines that address the built form, landscape, sustainability are provided separate documents to help direct the execution of the PCGC Master Plan Update recommendations over the next 20 years.

Community Workshop Meeting

01.02 POLICY ANALYSIS AND DEVELOPMENT CONTEXT

Three layers of existing policies were analyzed and taken into account for the Placer County Government Center Master Plan Update (PCGC Master Plan Update):

- 1993 Comprehensive Facilities Master Plan (CFMP)
- 1999 Auburn-Bowman Community Plan
- 2013 Placer County General Plan

The CFMP serves as the basis for the PCGC Master Plan Update document. The intent of the CFMP was to address the demand for County services in order to ensure that adequate space would be available through the year 2011. The 1999 Auburn-Bowman Community Plan provides policies and goals for land uses within its identified area, which includes the Placer County Government Center campus. The 2013 Placer County General Plan, incorporates goals, policies, and programs which will inform Placer County Government Center development, including guidelines for public safety, land use, new development, parks, form & design, and open space.

Placer County Government Center 2016

1993 COMPREHENSIVE FACILITIES PLAN (CFMP)

Location and Consolidation Policy
This policy identifies the need for Placer County service consolidation at the main Auburn location and at satellite facilities in the Roseville/South County and Tahoe areas. This approach has been implemented since the adoption of the CFMP with growth of consolidated services at the PCGC, Santucci Center/1000 Sunset and in Tahoe.

The PCGC Master Plan Update builds upon this concept and encourages easy community access for each of the service areas while maintaining Auburn as the main administrative location. With this concept in mind, the master plan recommends the consolidation of Auburn area services and functions from the Fulweiler Avenue location to the PCGC in North Auburn. The courts and museums functions in Auburn would remain at the Historic Courthouse.

Bell Gardens Apartments
The Bell Garden Apartments, known as Bell Gardens, was low income housing located in several of the original DeWitt General Hospital buildings were demolished in 2013. At the time of the CFMP in 1993, the plan recommended that residential units that could replace Bell Gardens be located off campus.

Image, Design of and Physical Access to County Facilities
The CFMP included County policies of improving efficiency, workability, appearance, access, and image of County facilities.

Several guiding principles included in the PCGC Master Plan Update focus on optimizing the delivery of government services to the community.

Parking and Transportation
The CFMP recommended policies and practices that would reduce single-occupancy vehicle trips including public transit access, carpooling incentives, and bicycle routes, and pedestrian friendly access.

The PCGC Master Plan Update is further committed to the reduction of single-occupancy vehicle tips by creating a dense pattern of walking and biking paths. The PCGC Master Plan Update recommends the establishment of a parking district to encourage shared parking between residential, mixed-use and select governmental uses during alternating peak demands. Public transit is expected to continue to develop as a more reliable mobility option and the PCGC Master Plan Update recommends a transfer hub for regional access. New street patterns and parking locations would encourage walk-ability between County and non-County buildings alike.

County Growth Policy
The CFMP anticipated the potential for rapid growth within the County which would also require a growth in county services. A recommendation was included to consider building future expansion space into newly constructed buildings and/or leasing private buildings as a strategy to accommodate growth.

The PCGC Master Plan Update has completed an analysis of current County needs and projected growth. This information was then used to inform alternatives for the development of County services at the Government Center over the next 20 years.

Environmental Policy
In 1993 Placer County set forth a policy requiring for all new facilities to be energy efficient and provide convenient and attractive space for recycling.

The PCGC Master Plan Update furthers the attention to energy efficiency and sustainability and recommends consideration that all new buildings be designed to Zero Net Energy (ZNE) and Zero Net Water (ZNW) standards. The Master Plan Update addresses possible sustainable solutions to help achieve this goal. Site alternatives and guiding principles are directed and informed by green streets, renewable energy, and other sustainable concepts.

Child Care and other Special Space Uses
The CFMP considered an area for small child care facilities in the gross area requirements.

As part of the planning and development for future County needs and growth, a supportive network for employees is being considered to support health, safety, and wellness – including possible development areas for child care and special space uses within individual future projects.

Financing
Priority and strategies for financing of projects and development of the Placer County Government Center would be phased and prioritized at the discretion of the County. A listing of Potential County Projects can be found in the Facilities Utilization Assessment section.

The Tahoe Area and South Placer
It was proposed in the CFMP to find a new site for County facilities located in Tahoe and South Placer to provide for a consolidation of existing facilities and future expansion.

Through the consolidation of County services, the relocation of specific County facilities to the Placer County Government Center were taken into account, specifically the County departments located at the Fulweiler Avenue site in Auburn. A new Health and Human Services facility has been a primary focus in the site alternatives and the analysis of future County growth and needs within the PCGC Master Plan Update.

Records Management
The campus in 1993 was assessed as being inadequate for inactive records storage, and a modest factor was used for records storage due to proposed automation of organization.

As part of the consolidation of County services for ease of access, consideration is being made for improved management of records and storage (digital and physical) for all departments as they grow over the next 20 years. This has been taken into account for individual departments projected spatial needs.

Acknowledge Needs of Other Government Entities
Similar to the 1993 CFMP, the implications of future developments and how they affect other municipalities have been taken into consideration in the PCGC Master Plan Update.

1999 AUBURN-BOWMAN COMMUNITY PLAN
The PCGC MP Update has the potential to help the greater region meet a variety of development goals. Examples of such shared goals are:

- Encourage new development in the Auburn area which contribute to the creation of a mixed use, compact, readily identifiable, foothill town.
- Encourage the construction of new housing to meet current and future population projections for all economic segments.
- Encourage development of business and industry in the Auburn area which helps create a more even jobs-housing balance.
- Transform the strip commercial area in north Auburn into a more diverse mixed use area whenever opportunities exist. These opportunities must be identified and implemented as development occurs.
- Ensure that public services and facilities are available to serve the needs created by the present and future development which occurs in the plan area.
- Identify those areas where green belts or linear open spaces should be preserved in order to enhance the developed areas as well as to maintain clear boundaries for the “Auburn/Bowman” community

- Protect the lives and property of the citizens of the Auburn area from unacceptable risk resulting from fire or flood hazards.
- Encourage and enable the use of public and private transit as well as other alternative modes of transportation. Expand public transportation opportunities to meet the needs of the plan area's residents, reduce traffic congestion, and improve air quality.
- Develop a community trail system.

The PCGC Master Plan Update addresses the policies of the 1999 Auburn-Bowman Community Plan by making recommendations for the development of a mixture of different uses on site, which would include new residential, community green spaces, retail and office uses, mixed-use center, etc. This blending of uses could act as a draw for business and industries and to help activate the Placer County Government Center. Pedestrian/bicycle trails within the campus are connected to the regional trial system and public transit is being enhanced on campus.

2013 PLACER COUNTY GENERAL PLAN

The County wide General Plan provides an overall framework for development of the County and protection of its natural and cultural resources. The goals and policies contained in the County wide General Plan are applicable throughout the County including the Government Center Campus. Specific goals and policies that impact the PCGC Master Plan Update are:

2013 PLACER COUNTY GENERAL PLAN - APPENDIX C

Outdoor Recreation

- Five acres of passive park land should be provided for every 1000 persons in the population.
- Passive park land can include floodways, riparian corridors, wildlife corridors, green ways associated with rail development, open water, woodland areas, and sensitive habitat areas.
- Recreational development is to be distributed and managed according to an area's carrying capacity, with an emphasis on controlling environmental impacts and conflicts between uses and trespass.
- Compatible recreation use of riparian areas is to be encouraged where public access is balanced with environmental values and property rights.
- The County supports the development of a county-wide trail system that achieves a number of objectives including the protection of open space and natural resources.

Scenic and Historic Areas

- Link major points of historical, cultural or recreational interest with scenic routes.
- Protect and enhance scenic corridors through a number of means including the use of open space easements and land conservation contracts.
- Protect historical landmarks and monuments along scenic routes.
- Preserve or enhance the aesthetic qualities of natural drainage courses in their natural or improved state.

Plant and Animal Communities

- Landmark trees and major groves of native trees are to be preserved and protected.
- Large and continuous expanses of native vegetation are to be conserved to provide suitable habitat for maintaining abundant and diverse wildlife.

Separation of Urban Areas

- Distinguish among urban, suburban, and rural areas to identify where development will occur and where public infrastructure will be provided. This pattern shall promote the maintenance of separate and distinct communities.

Public Safety

- Provide protection for agricultural activities from flooding.
- Efforts to acquire easements for drainage and other public uses of floodplains are encouraged.

Opportunities for public recreation are incorporated into the PCGC Master Plan Update as a means of improving safety, connectivity, campus identity, and to help build a sense of community including the Central Green and potential for an Event Center. Improvements to wayfinding and providing new open spaces would also support the proposed developments of the Placer County Government Center.

2013 PLACER COUNTY GENERAL PLAN – VISUAL AND SCENIC RESOURCES

The County shall require that new development incorporate sound soil conservation practices and minimize land alterations. Land alterations should comply with the following guidelines:

- Limits cuts and fills.
- Limits grading to the smallest practical area of land.
- Limit land exposure to the shortest practical amount of time.

- Replant graded areas to endure establishment of plant cover before the next rainy season.
- Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development.
- The county shall require that new roads, parking and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to fit the natural terrain.

2013 PLACER COUNTY GENERAL PLAN

Residential Land Use

- The County shall promote the concentration of new residential development in higher-density residential areas located along major transportation corridors and transit routes.
- The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristic (e.g., form, scale, and general character) of existing, nearby neighborhoods.
- The County shall ensure that residential land uses are separated and buffered from such major facilities as landfills, airports and sewage treatment plants.
- The County shall require new subdivided lots to be adequate in size and appropriate in shape for the range of primary and accessory uses designated for the area.
- The County shall require residential subdivisions to be designed to provide well connected internal and external street and pedestrian systems.
- The County shall discourage the development of isolated, remote, and/or public open spaces in order to insure that each parcel contributes to the adequate provision of light, air, and open space.

Development Form Design

- To promote and enhance the quality and aesthetic of development in Placer County.
- The County shall require all new development to be designed in compliance with applicable provisions of the Placer County design guidelines manual.
- Historically or architecturally significant buildings should be preserved and not be substantially changed in exterior apparent in ways that diminish their historical character, unless doing so is necessary to avoid or mitigate hazardous, and other means of mitigation are infeasible. Such structures should be preserved and used as focal points of community design.
- The County shall require that mixed-use areas include community focal points to serve as gathering and or destination points. Examples of focal points include civic centers, parks, fountains monuments and street vistas. On-site features, such as wetlands and streams, can also function as focal points.
- The County shall, where appropriate, require new development to provide activity pockets along public sidewalks as pedestrian's amenities, including such features as benches, sitting ledges, and mini-parks.
- The county shall discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.

Public Recreation Parks

- The County shall strive to achieve and maintain a standard of five acres of improved parkland and five acres of passive recreation area or open space per 1,000 population.

Recreation Trails

- To develop a system of interconnected hiking, riding, and bicycling trails and paths suitable for active recreation and transportation.
- Link residential areas, schools, community buildings, parks, and other community facilities within residential developments. Whenever possible, trails should connect to the county wide trail system, regional trails, and the trail or bikeway plans of cities.

Vegetation

- To preserve and protect the valuable vegetation resources of Placer County
- The County shall require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits or for project mitigation.

Open Space for the Preservation of Natural Resources

- To preserve and enhance open space lands to maintain the natural resources of the County.

Noise

- To protect County residents from that harmful and annoying effects of exposure to excessive noise.

01.03 PLACER COUNTY GOVERNMENT CENTER MASTER PLAN UPDATE VISION

The Vision for the Placer County Government Center Master Plan Update (the Vision) is the overarching organizing principal for the Placer County Government Center Master Plan Update (PCGC Master Plan Update). The Vision is the origin of the guiding principles and acts as the basis of design for Master Plan Alternatives:

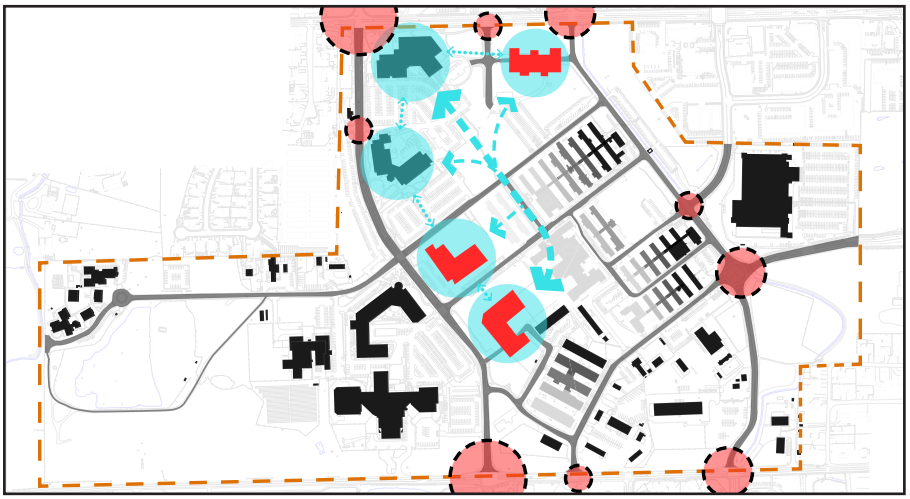
"Create a balanced campus which positions the Placer County Government Center to more efficiently provide services to the community, provide a vital and compelling work environment, and support the area's economic vitality."

Guiding Principals

Guiding Principles act as universal truths that are central to the PCGC Master Plan Update. Together, the Guiding Principles become the framework for development of plan alternatives that inform the PCGC Master Plan Update.

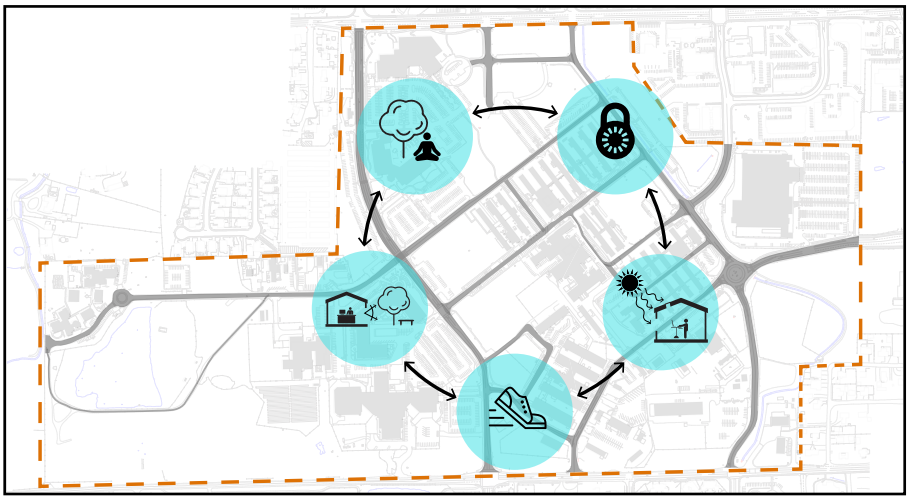
EFFICIENT DELIVERY OF GOVERNMENT SERVICES

Consolidating County services to provide a well-planned campus built environment that can be navigated intuitively.



EMPLOYEE WELL-BEING

Providing a supportive work environment for employees optimizing health and wellness, safety and security, support and comfort.

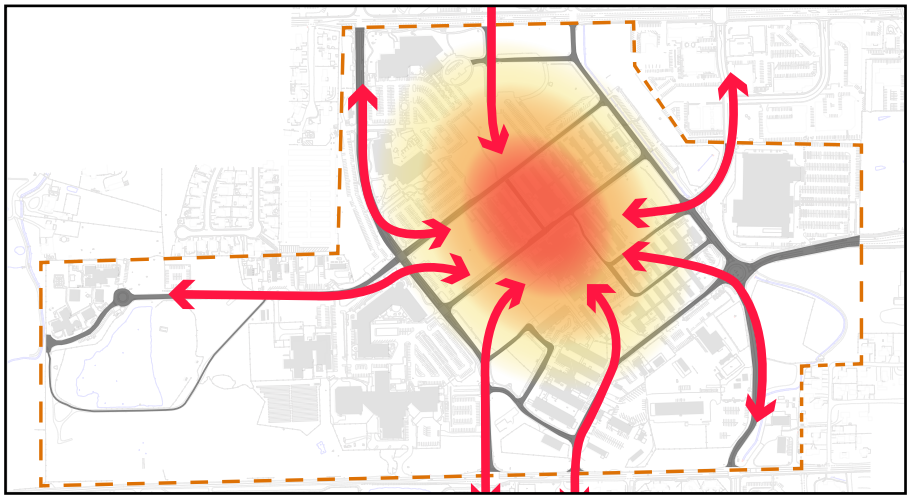


CAMPUS IDENTITY AND CONNECTIVITY

Building a strong campus identity that would evolve over time and that exemplifies a commitment to the future. The landscape, organized around a central green space, would reinforce campus identity. Improving wayfinding and walk-ability throughout the campus and to adjacent trail systems would provide opportunities to engage the surrounding community.

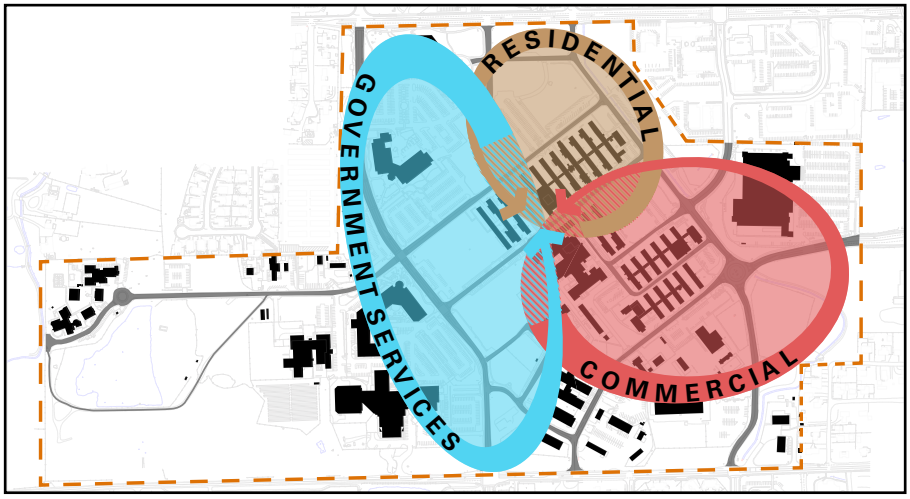
BUILDING COMMUNITY

Creating spaces where people interact to unite community and enhance the campus quality of life. Outdoor spaces that are flexible and can accommodate diverse events builds a strong community connectivity.



DIVERSITY IN LAND USE

The property has the potential to provide a variety of uses including governmental, communal, residential and a mixed-use town center. The relationships between these uses creates a balanced community where people can live, work and play.

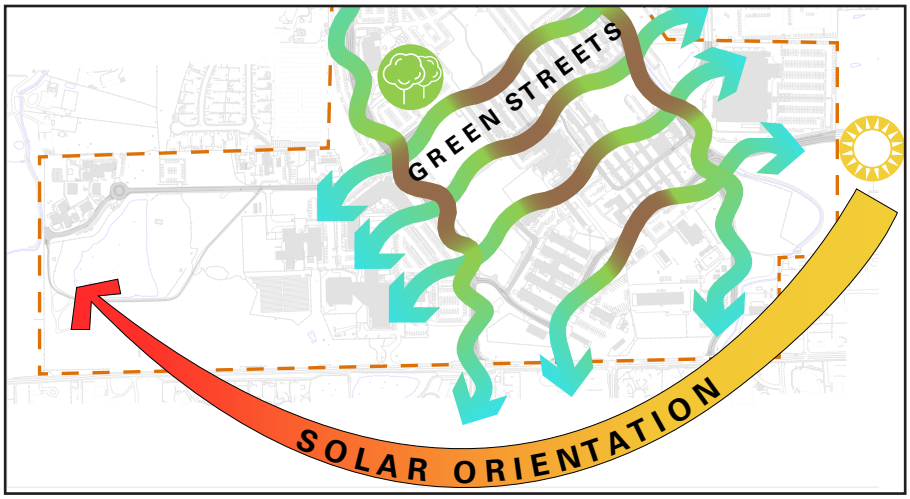


ADAPTIVE REUSE

Identifying opportunities for cultural context which reveal the history of campus use patterns.

Integrating Sustainability

Incorporating sustainable land use and building practices to create long term positive returns for the campus.



02 ASSESSMENTS, FINDINGS & RECOMMENDATIONS

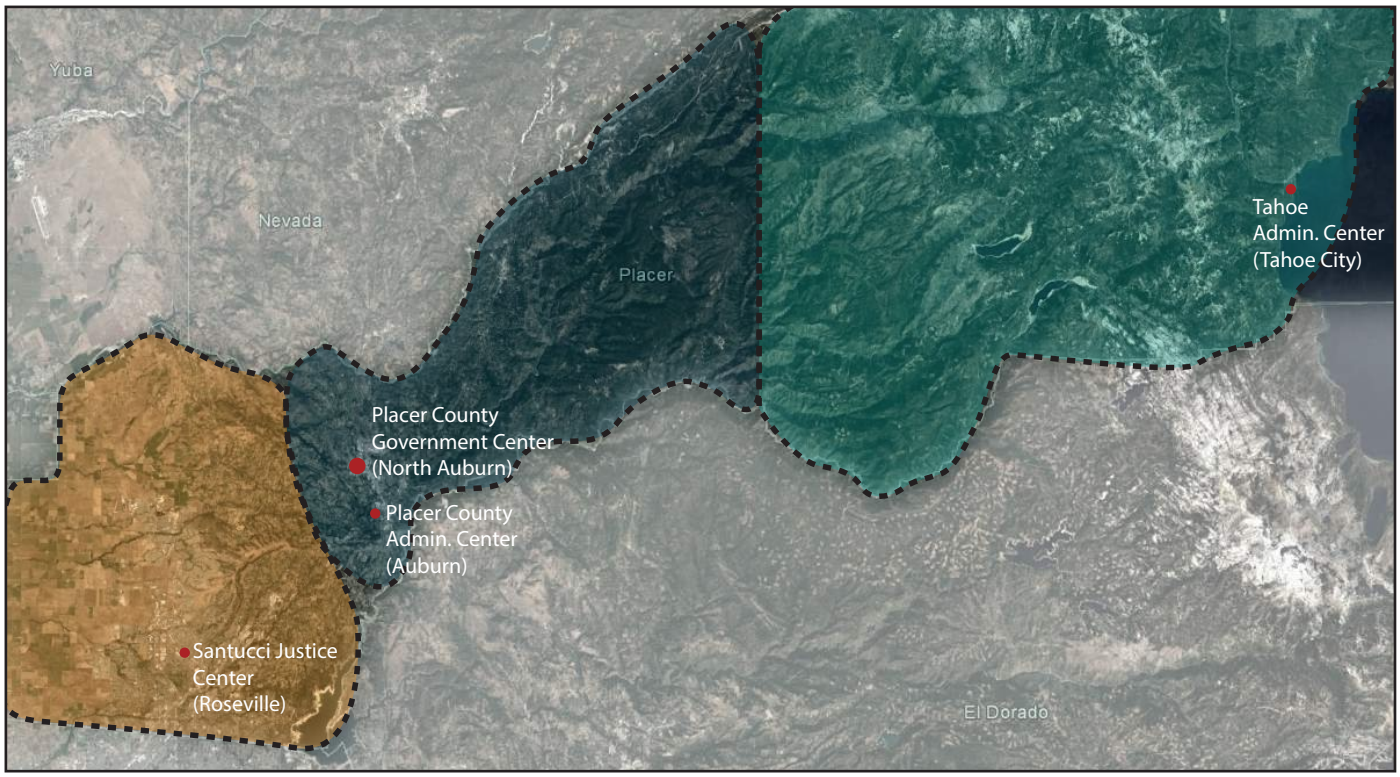
02.01 SITE ASSESSMENT

As a part of the Placer County Government Center Master Plan Update (PCGC Master Plan Update), assessments were completed for portions of the existing physical campus setting and the site and building conditions. These assessments will be used to inform the analysis and planning of future improvements, opportunities, and constraints. In preparing the assessments a number of resources were utilized including previous County Facilities Assessments, interviews with County Staff, professional observations, and other methods. The results of the assessments are summarized and categorized into the following diagrams and summaries:

- Service Area
- Regional Context
- Contextual Land Use
- Recreation and Open Space Connections
- Regional Trail Connectivity
- Site Recreation and Open Space Connections
- Airport Zones
- 1993 Comprehensive Facilities Master Plan Uses
- Existing Land use (2018)
- Zoning Designations
- Walkability Assessment
- Campus Geometries
- Preliminary Site Analysis
- Topography and Hydrology
- Secured and Non-Secured Areas
- Facilities Assessment
- Cultural Resources

Existing Community Development Resource Center

Existing DeWitt General Hospital Chapel



LEGEND

- Service Area Boundary
- South Placer Service Area
- Auburn Service Area/ County Admin
- Tahoe Service Area
- Placer County Government Center
- Area Service Center

Service Area

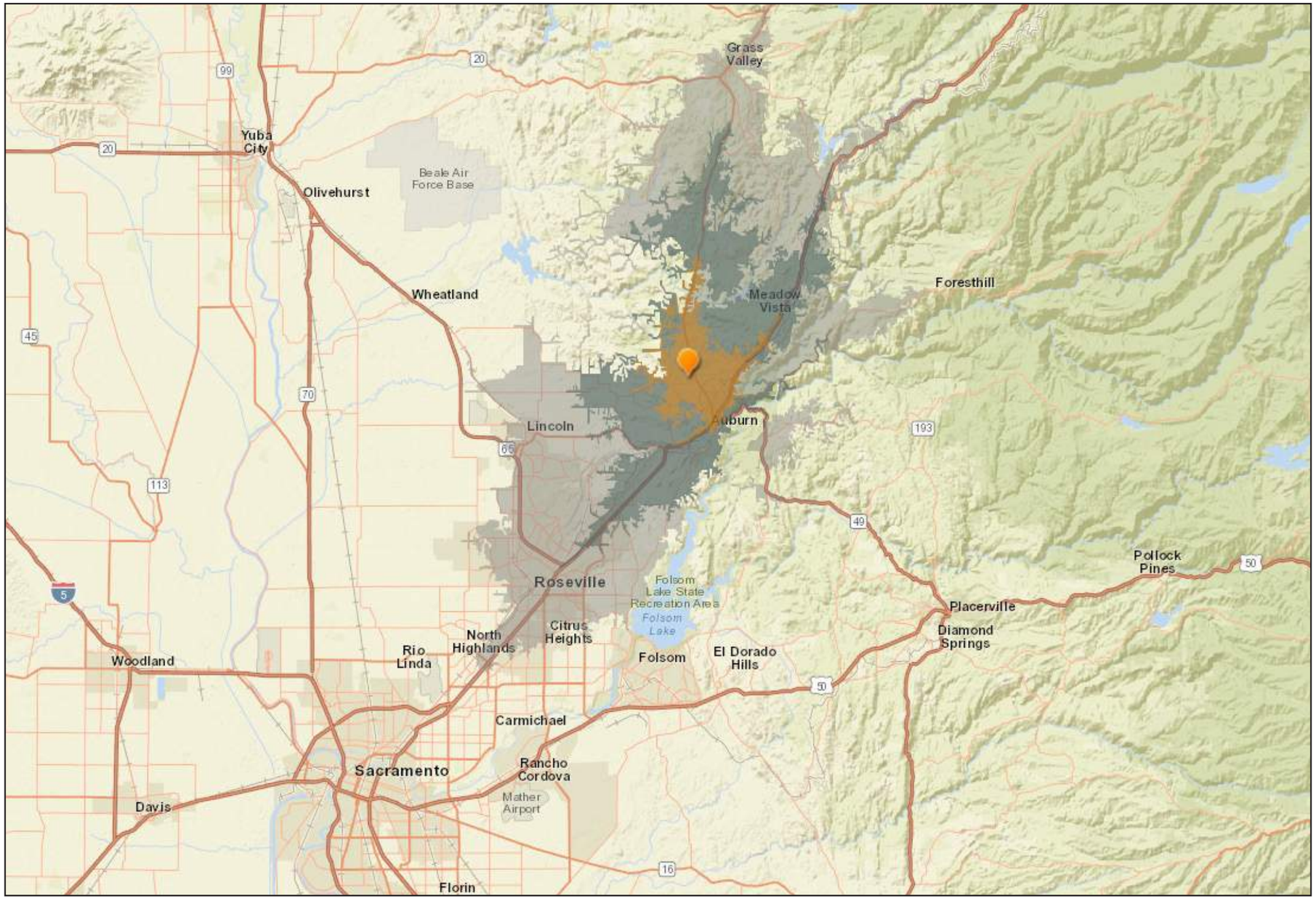
The Placer County Government Center (PCGC), North Auburn, is the County's main service center for both department administration and Auburn area services. The PCGC includes the Departments of Administrative Services, Agriculture Commissioner, Farm Advisor, Assessor, Auditor-Controller, Health and Human Services, Clerk-Recorder-Elections, Community Development Resource Agency, Public Works and Facilities, Sheriff-Coroner-Marshal, Probation, and Treasurer-Tax Collector.

The Placer County Administrative Center, Fulweiler Ave, Auburn, includes department offices for the Board of Supervisors, Clerk of the Board, County Executive, County Counsel, Human Resources, Libraries and Economic Development.

The Santucci Justice Center, Roseville, provides County services to the South Placer area and includes department offices for the District Attorney, Probation, Administrative Services, and Assessor. The South Placer Adult Correctional Facility and Courthouse are also located here.

The County facility at 1000 Sunset in Rocklin serves as the service center for the Health and Human Services Department in the South Placer area.

The Tahoe Administrative Center, located in Tahoe City, provides County services to the North Tahoe region and includes department offices for Community Development Resource Agency, County Executive, Board of Supervisors, Assessor and the Environmental Health division of Health and Human Services. Other separate Tahoe service sites include offices for Health and Human Services, Sheriff, Public Works and Facilities.



LEGEND

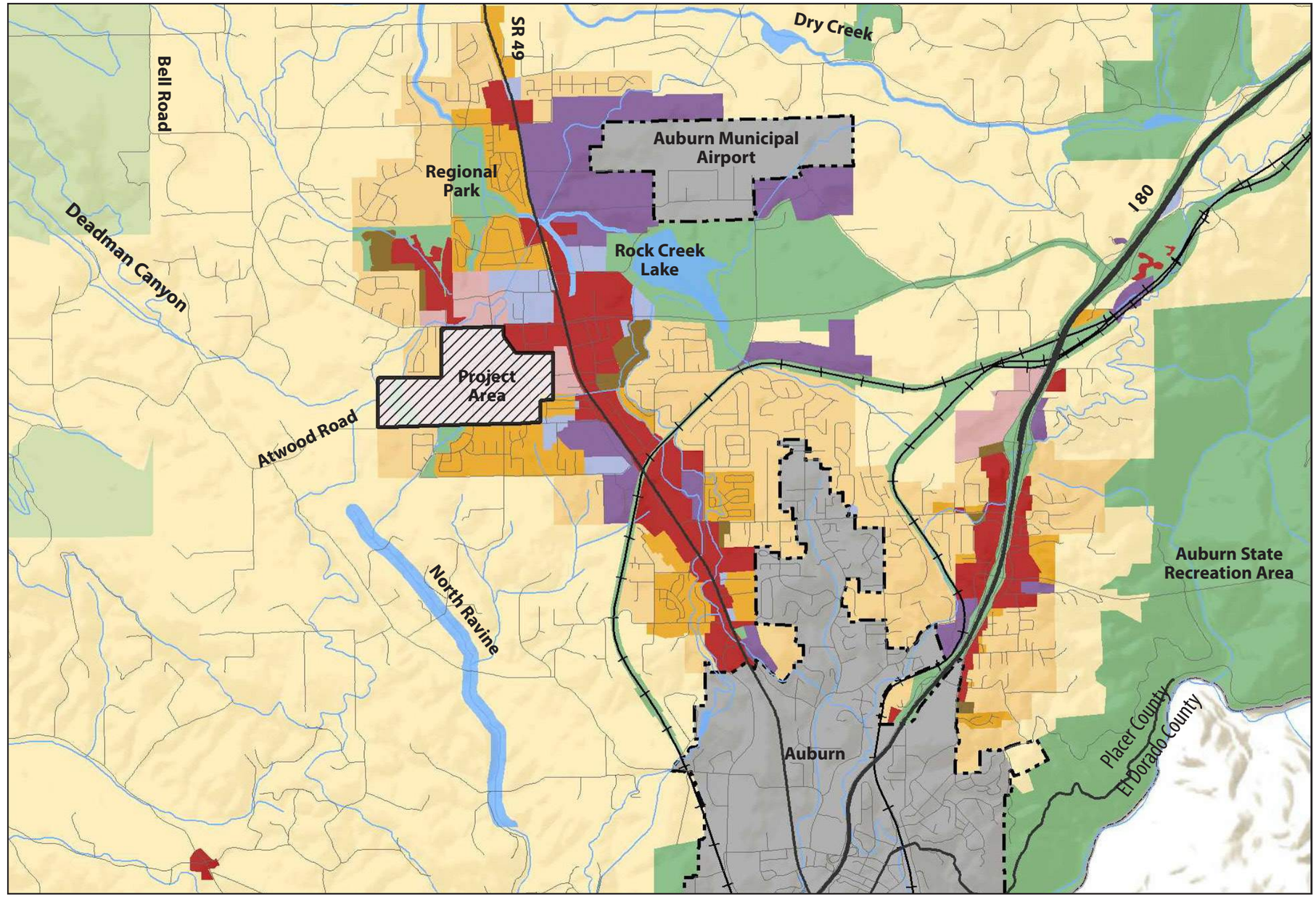
- Placer County Government Center
- 10 Minute Drive Time
- 20 Minute Drive Time
- 30 Minute Drive Time

REGIONAL CONTEXT

The PCGC campus is located in North Auburn along SR 49. The SR-49 highway connects the site to Grass Valley and Nevada City to the north and Interstate 80 (I-80) to the south. Sacramento, California's state capital and home to over 470,000 residents, is approximately a 45-minute drive to the southwest via I-80. All six of the county's incorporated cities are located within a 30-minute drive of the PCGC campus. Historic downtown Auburn is less than 10 minutes to the south along SR 49. Colfax is about 20 minutes away to the east along I-80. Roseville, Rocklin and Lincoln are the County's largest cities and are located between 20 and 25 minutes to the southwest along I-80. The site's proximity to regional population centers provides quick access for employees, resident's accessing county services and other PCGC campus visitors.

LEGEND

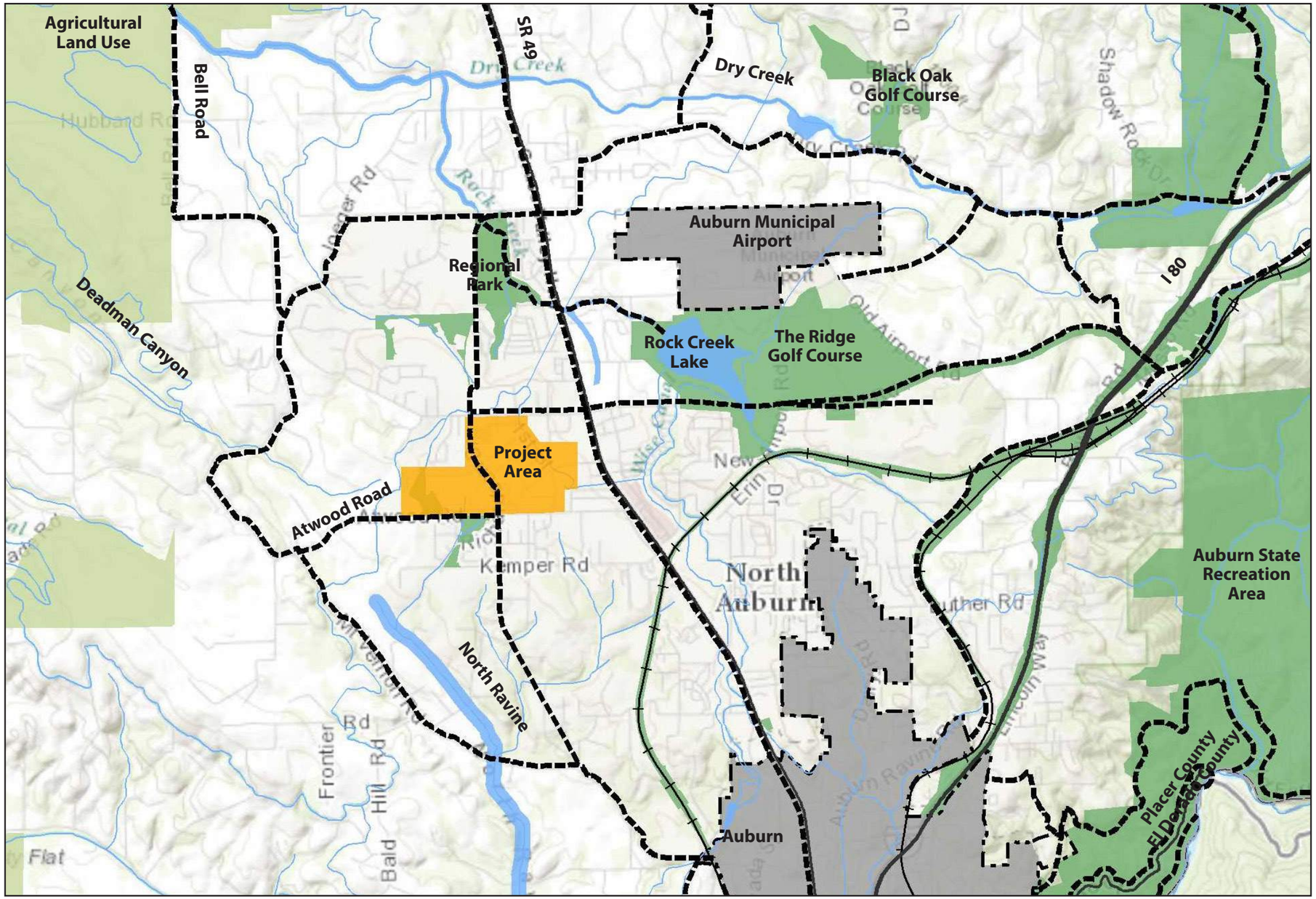
- Open Space/Greenbelt/Park
- Agricultural
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Business Park/Industrial
- Industrial
- Mixed Use
- Commercial (All types)
- Office Retail
- Professional Office
- Incorporated Areas
- Project Area

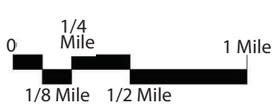


0 1/4 Mile 1 Mile
1/8 Mile 1/2 Mile

CONTEXTUAL LAND USE

Commercial uses are primarily aligned along SR 49, stretching from north of the PCGC and south to Auburn. Residential uses surround the majority of the commercial corridor. To the west of the PCGC are large areas of rural residential uses with agricultural uses further distant. Industrial uses are located to the northeast in association with the Auburn Municipal Airport and to the south along SR 49.





LEGEND

- Open Space/Greenbelt/Park
- Agricultural Land Uses
- Riparian Corridors
- Primary Trails & Paths
- Project Area

REGIONAL RECREATION AND OPEN SPACE CONNECTIONS

The Ophir Canal runs through the eastern portion of the PCGC site. Although the quality of the water quality and safety concerns do not make the Canal a usable element, the Canal speaks to the connectivity the campus may have to other regional open space and recreation areas. Future development may take advantage of the primary trails and pathways that are designated through the site and connect it to surrounding parks and open spaces. These connections could be enhanced as they travel through the campus in order to reinforce the campus's connectivity to the community and its natural resources. The nearest County park is the Hidden Falls Regional Park, located northwest of the PCGC site and within the identified agricultural land use area, accessed by Mt. Vernon Road which connects with Bell Road.

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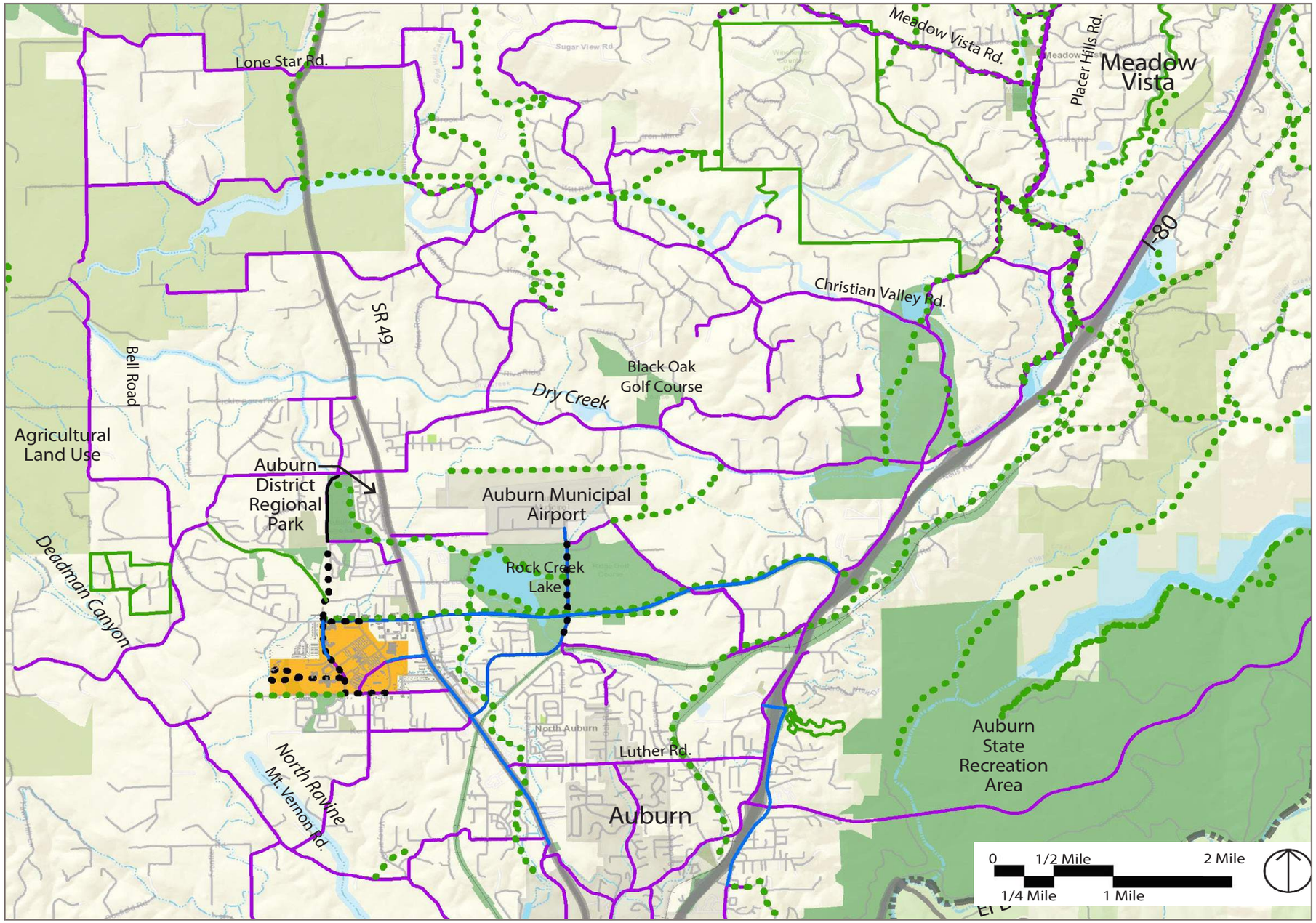


LEGEND

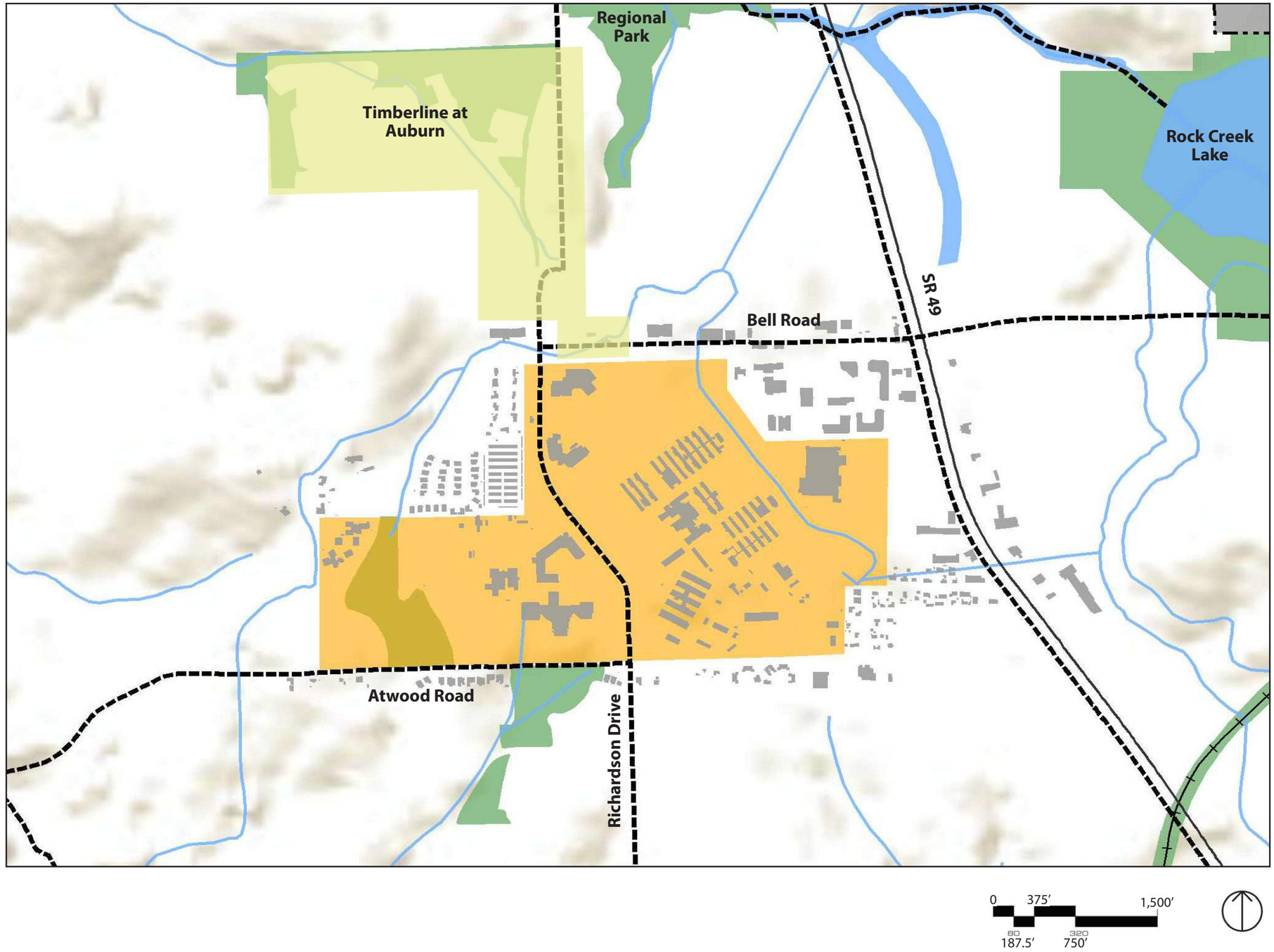
- OpenSpace/Greenbelt/Park
- Agricultural Land Uses
- Riparian Corridors
- Project Area
- Existing Class 1 Path
- Proposed Class 1 Path
- Existing Class 2 Path
- Proposed Class 2 Path
- Existing Class 3 Path
- Proposed Class 3 Path
- Existing Dirt Trail
- Proposed Dirt Trail

REGIONAL TRAIL CONNECTIVITY

The Government Center Master Plan is situated in a location that provides regional biking and pedestrian trail connectivity. This connection to the greater region helps support multi-modal transportation options for future development within the PCGC Campus

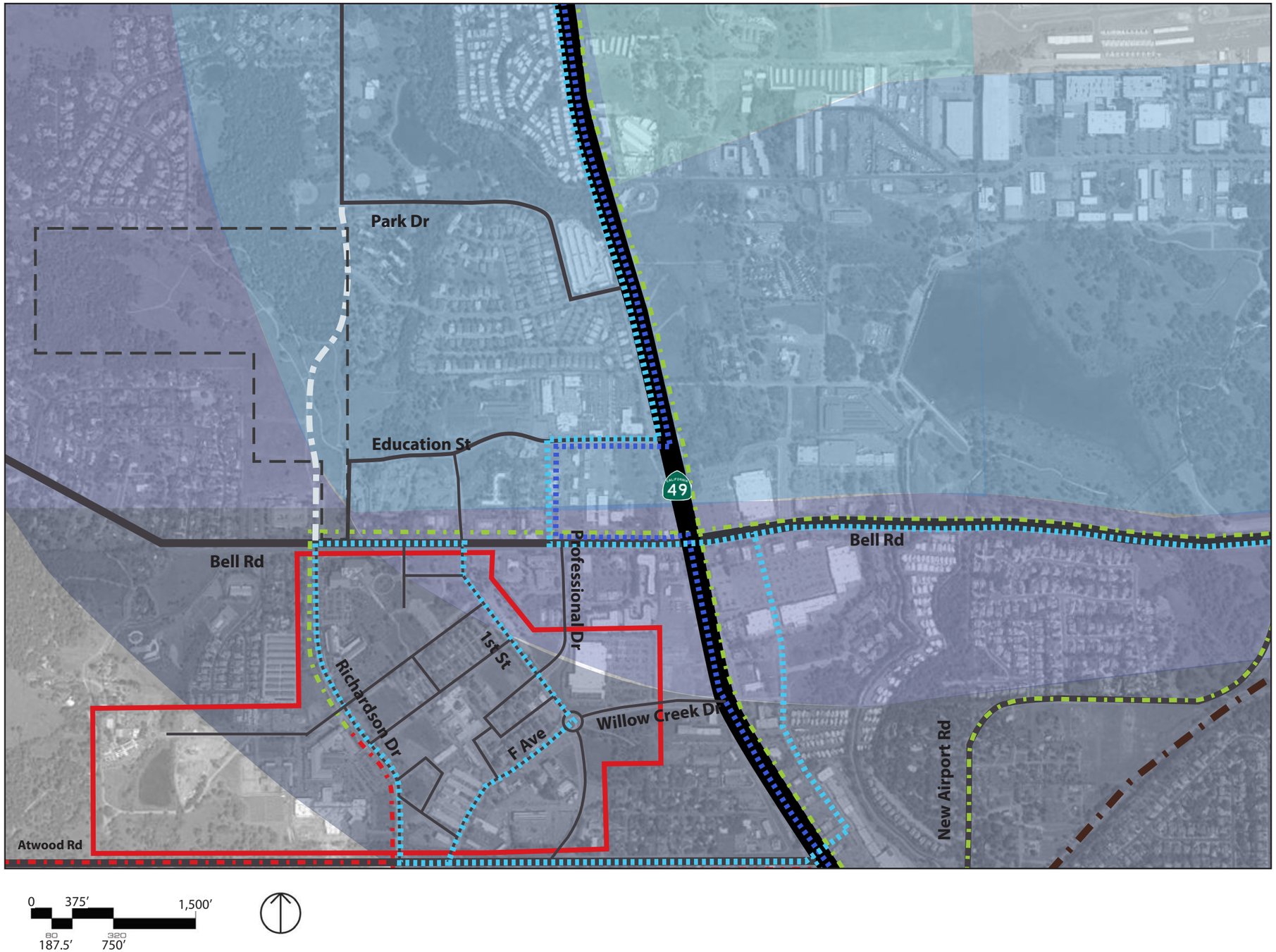
LEGEND

- Open Space/Greenbelt/Park
- Riparian Corridors
- Primary Trails & Paths
- Project Area
- Timberline at Auburn, Under Construction



SITE RECREATION AND OPEN SPACE CONNECTIONS

At the site scale, there are opportunities to address connections to open spaces that are immediately adjacent to the PCGC site. The proposed Timberline at Auburn project to the north of the PCGC provides a valuable opportunity to provide connectivity from the PCGC through the proposed Timberline development to the Regional Park. Introducing trails or a greenway along Richardson Drive could provide access to the PCGC for Timberline residents, as well as connect Government Center staff and visitors to the Regional Park and Rock Creek Lake to the west.



LEGEND

- Site Area
- Highway
- Major Road
- Railroad
- Placer County Transit
- Nevada County Transit
- Existing Class II Bikeway
- Existing Class III Bikeway
- Richardson Drive
- Timberline at Auburn
- Airport Influence Zone B2
- Airport Influence Zone C1
- Airport Influence Zone C2
- Airport Influence Zone D

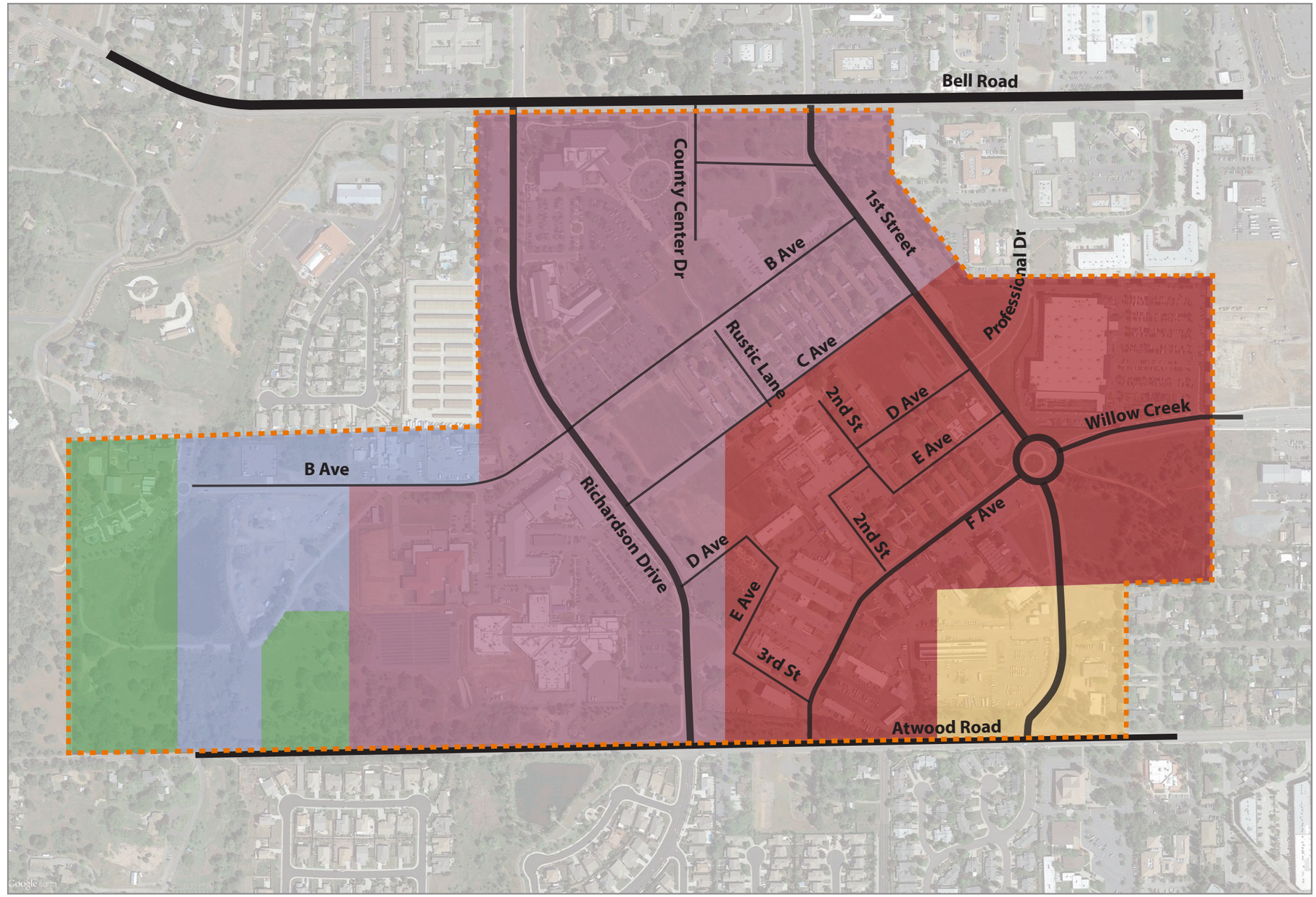
AIRPORT ZONES AND CIRCULATION

Airport Zones, as defined by the Auburn Municipal Airport Compatibility Policies and Map, influence allowable uses and certain design features based on noise, safety, airspace protection, overflight, and other factors. The majority of the PCGC site falls within the Airport Influence Zone D, with a small portion in the northeast corner falling under Zone C2. In the southwest region of the site, there are no airport influence zones that affect potential development.

The PCGC site is bordered to the north and south by two major roads - Bell Road and Atwood Road. To the east of the site is Highway 49. Placer County Transit circulates through the PCGC site, on Richardson Dr, 1st St, and F Ave. An Environmental Impact Report (EIR) for the proposed Timberline at Auburn references the probable extension of Richardson Dr. North to Park Dr.

LEGEND

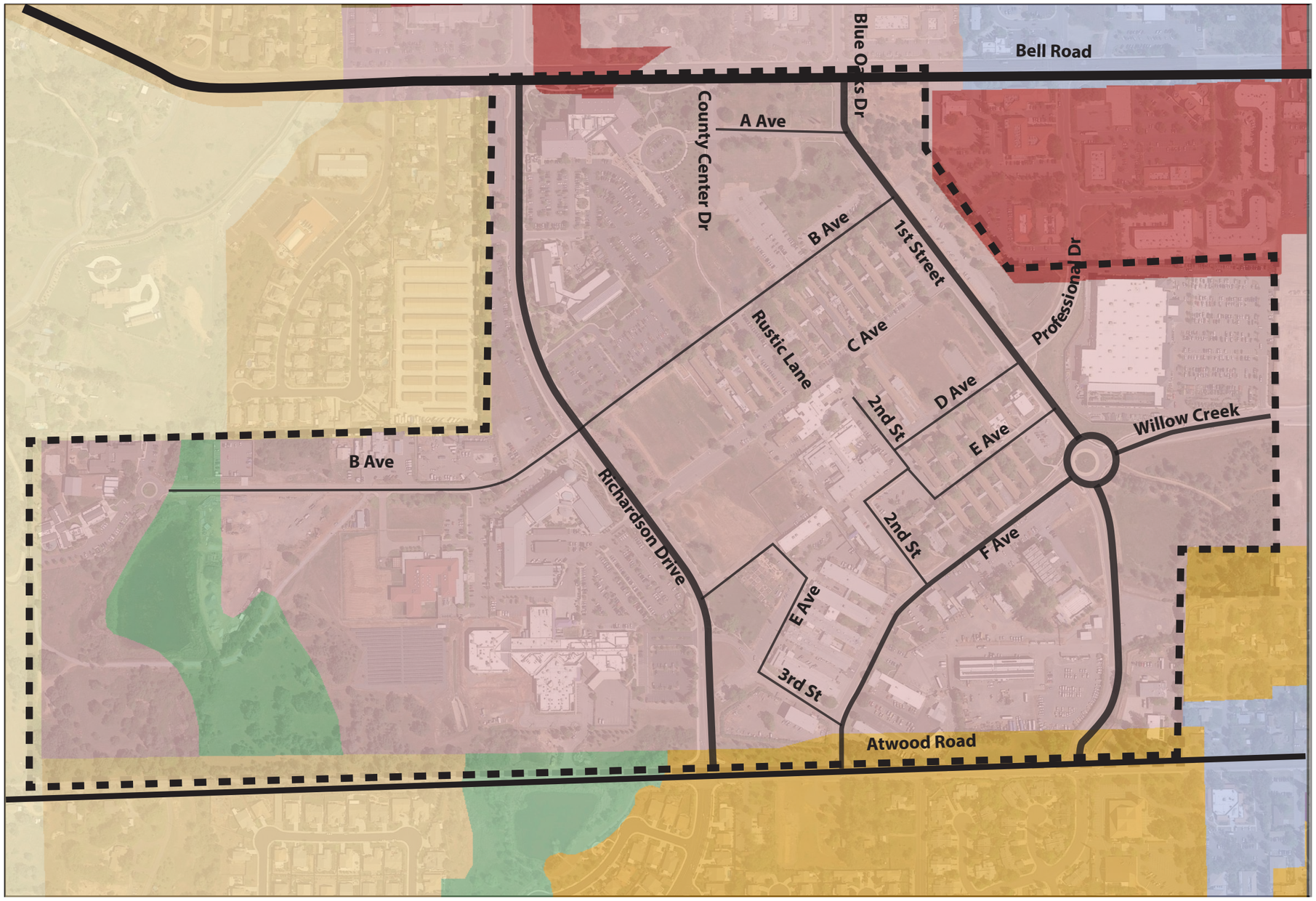
- County Services
  County Functions
  Justice Center
- County Services
  Animal Control
  Public Works
- Community Commercial
- Residential Future
- Natural Open Space

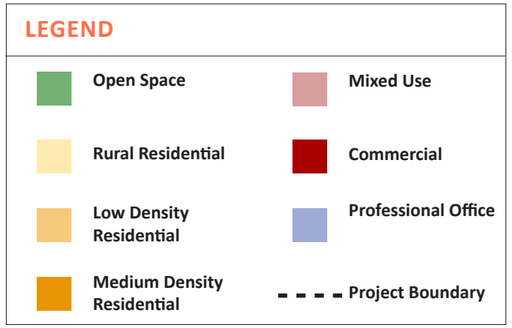


1993 COMPREHENSIVE FACILITIES MASTER PLAN USES

The original 1993 Comprehensive Facilities Master Plan (CFMP) serves as the basis of the Placer County Government Center Master Plan Update (PCGC Master Plan Update) and analysis, having been used as the basis of campus improvements since its inception. The use designations, shown above, represent both a consolidation of County services at the PCGC, as well as development of the remainder of the site into a range of non-County uses, including housing, commercial functions, archaeological preserve, and natural open spaces or greenbelts. The benefits of the consolidation of services, were identified in the CFMP as:

- Enhanced relationships between County departments and Administration
- Savings on operating costs due to minimal duplication of personnel
- The strong County image preferred by a single site
- The reduction in confusion for the public about location for services that results from a single site
- The environmental benefit that results when the public only need visit one site; this "one stop shopping" reduces trip generation and consequentially improves air quality.





EXISTING LAND USE (2018)

Located within the Auburn/Bowman Community Plan, the majority of the PCGC campus facilities are located within a mixed use land use designation. An open space zone corresponds with the pond and riparian corridor in the western portion of the property. The site is less than half a mile west of State Route 49 and a variety of commercial, office and other uses.

The PCGC site serves as a transition from the more commercial, office and industrial uses along SR 49 to the residential and suburban properties to the west. Medium density residential uses are located south of the eastern portions of the property. Uses transition to low density and rural residential west of Richardson Drive.

Mixed use and commercial uses are designated north of the site. Timberline at Auburn is a project under construction on the 119-acre site. The project includes 858 continuing care residential units, a commercial/ retail center and trails and wetlands.

The campus includes a range of Placer County government facilities and a large retail project, The Home Depot. The government facilities are located in both newer buildings as well older DeWitt General Hospital buildings that generally occupy the center of the site.

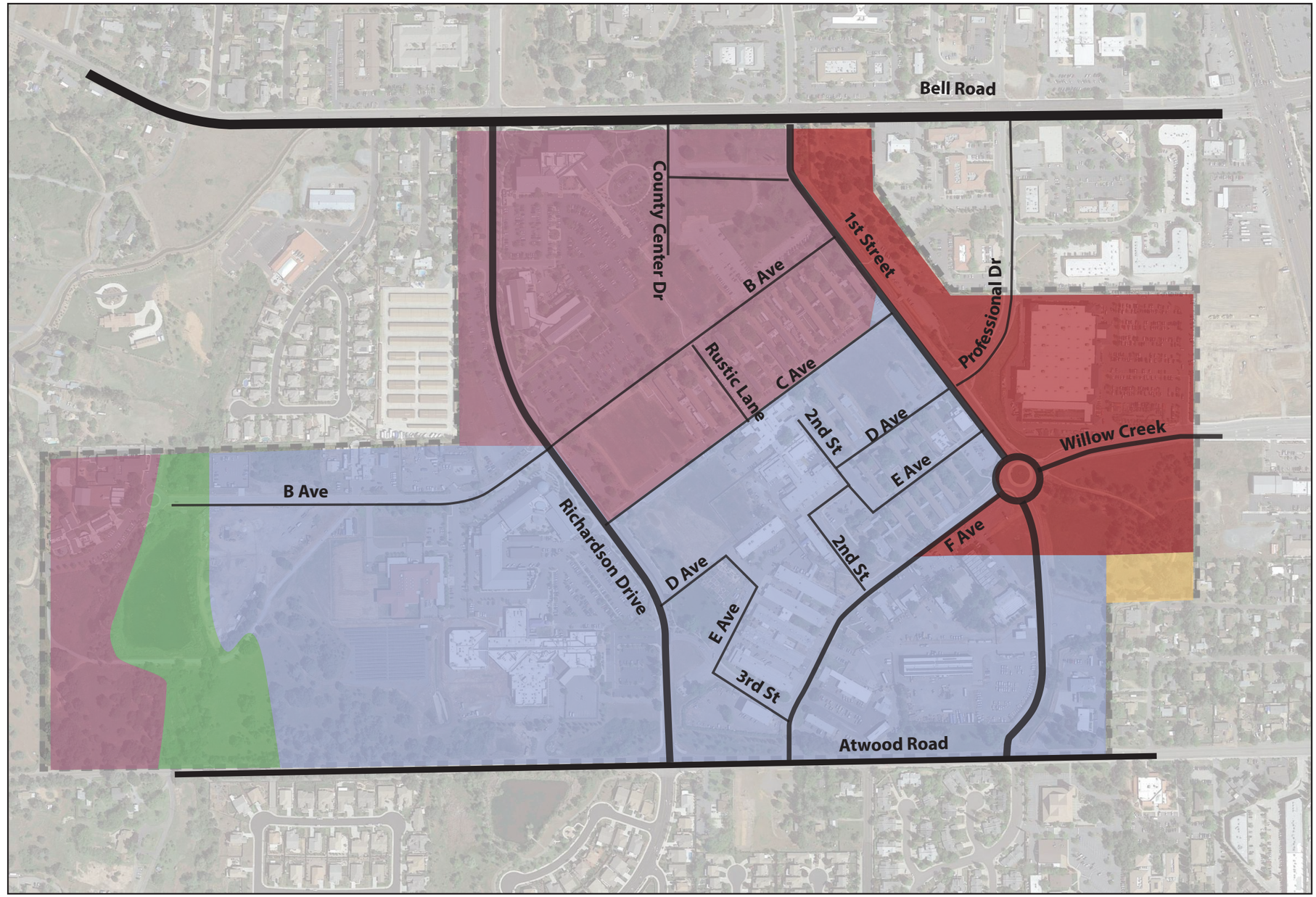
LEGEND

- Heavy Commercial - Design Scenic Corridor (C3-Dc)
- Office and Professional - Development Reserve - Design Scenic Corridor (OP-DR-Dc)
- Commercial Planned Development - Design Scenic Corridor (CPD-Dc)
- Residential Multi-Family Density Limit 6 (RM-DL6)
- Open Space (AO)

EXISTING ZONING DESIGNATIONS (2018)

The County of Placer zoning designations provide for a large majority of the site to be Heavy Commercial (C3), with the north east portion of the site, and a small portion along the west end zoned Office and Professional (OP). A section to the east of 1st Street and F Ave is zoned Commercial Planned Development (CPD). The entire site is designated as a Design Scenic Corridor (DC). The OP Zoned portion of the site to the north and to the west is also designated as Development Reserve (DR), indicating that the district is to provide for the future development of limited residential, commercial or industrial uses as identified by the General Plan. There is a small portion of the site southeast of the turning circle where Willow Creek and 1st Street meet that is zoned Residential Multi-Family (RM) with a set density limitation category of 6 (DL-6). The DL-6 designation sets limits on square footage of lot area dependent on single-family dwelling or multi-family dwelling, and setback requirements.

The Land Use, as defined by the Auburn Bowman Community Plan, within the site is considered Mixed Use with one small area of Open Space due to a pond located in that area. The PCGC site is surrounded by residential as well as commercial zones along SR-49. The Auburn Municipal Airport is located northeast of the PCGC.



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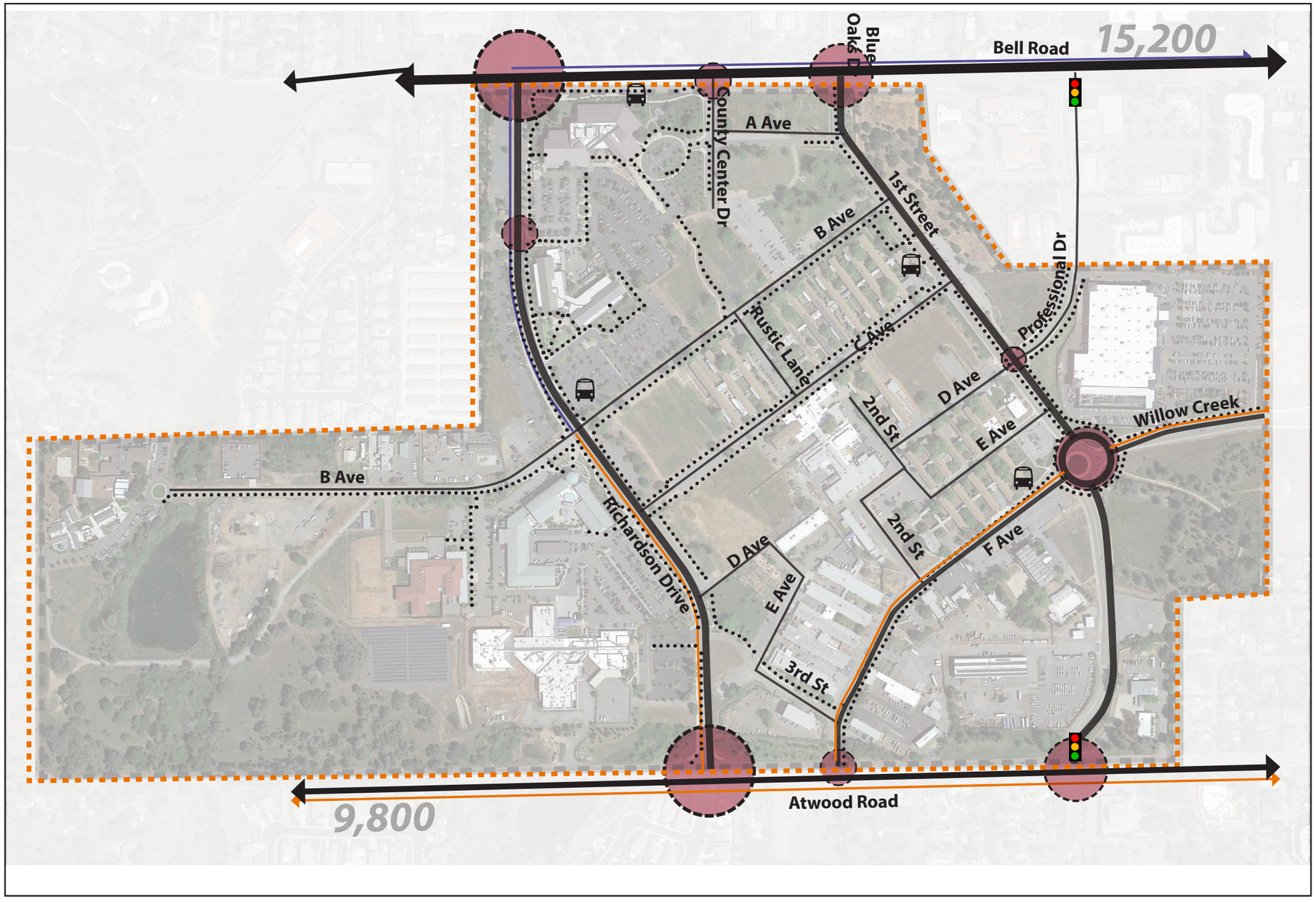
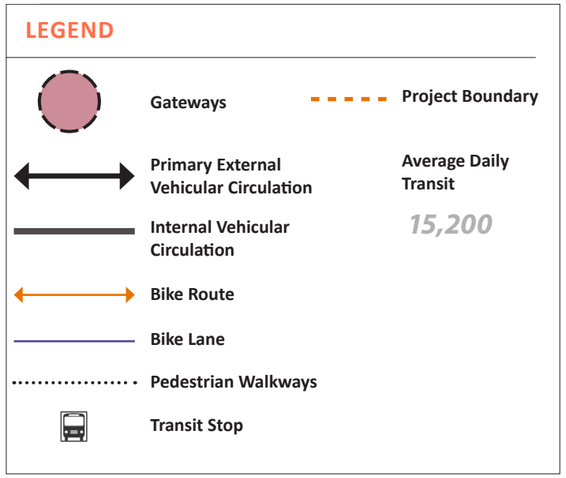




EXISTING CIRCULATION (2018)

The primary entries/gateways to the PCGC campus are the Bell/Richardson intersection and the Atwood/Richardson intersection. The highest levels of traffic volumes are also along Bell Road – 36% higher than those along Atwood Road. Secondary gateways are the Bell/1st Street, Atwood/1st Street and Willow Creek/1st Street intersections. Although the Country Center Drive/Bell entry was developed as a gateway portal, turning movements indicate a similar level of use at the driveway entry located off Richardson Drive.

Visitors may also arrive to the PCGC site via public transit or by walking or biking. Sidewalks connect the site to SR 49, a bike route is designated along Atwood Road and a bike lane is provided along Bell Road. Transit stops are conveniently located on Bell Road and within the PCGC campus on Richardson Drive.

Between 1st Street and Richardson Drive a network of two-lane streets provide access to the facilities within the DeWitt General Hospital patient wards and barracks.

LEGEND

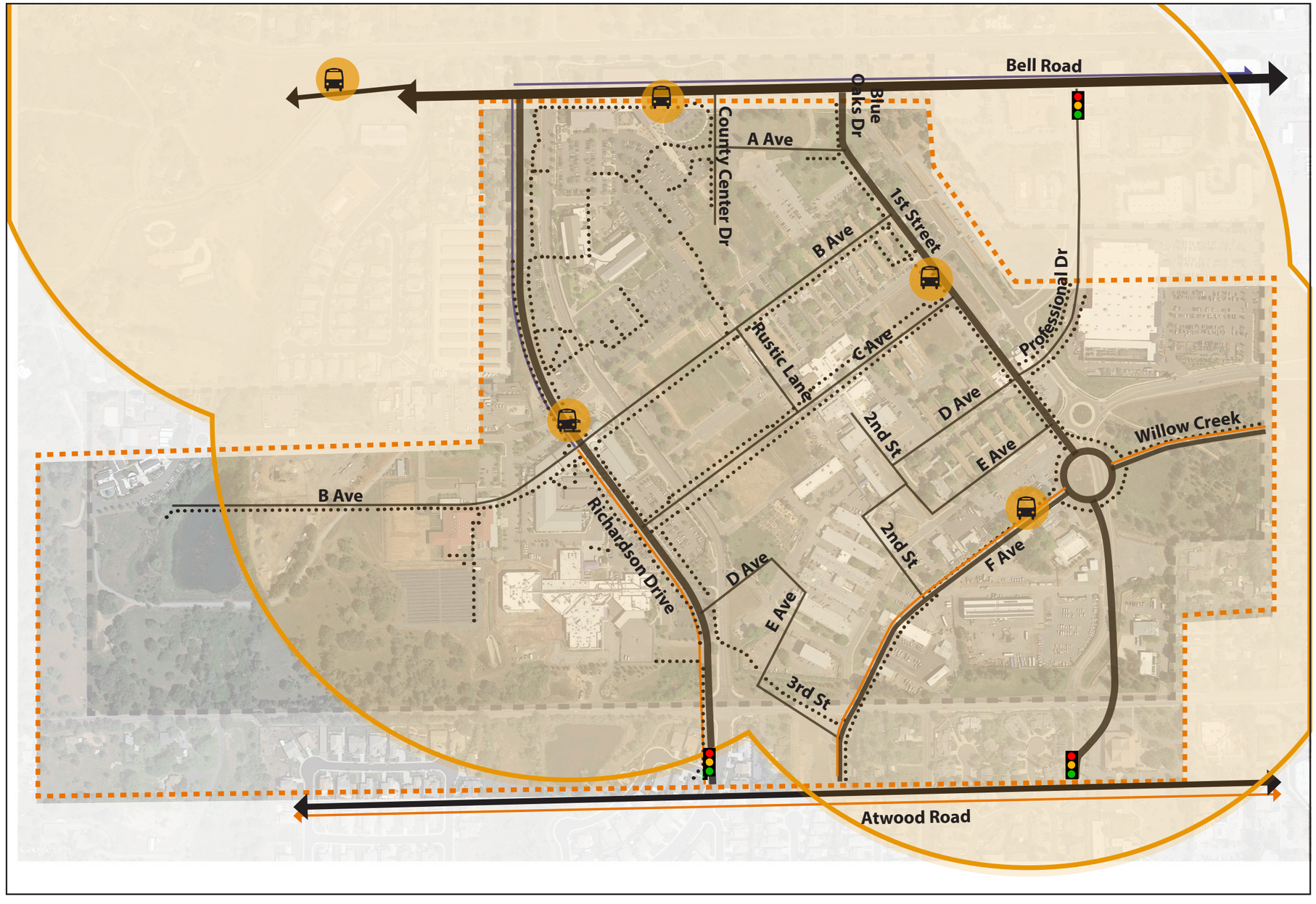
- 1/4 mi Radius Walkable Zone
- Primary External Vehicular Circulation
- Internal Vehicular Circulation
- Bike Route
- Bike Lane
- Pedestrian Walkways
- Transit Stop

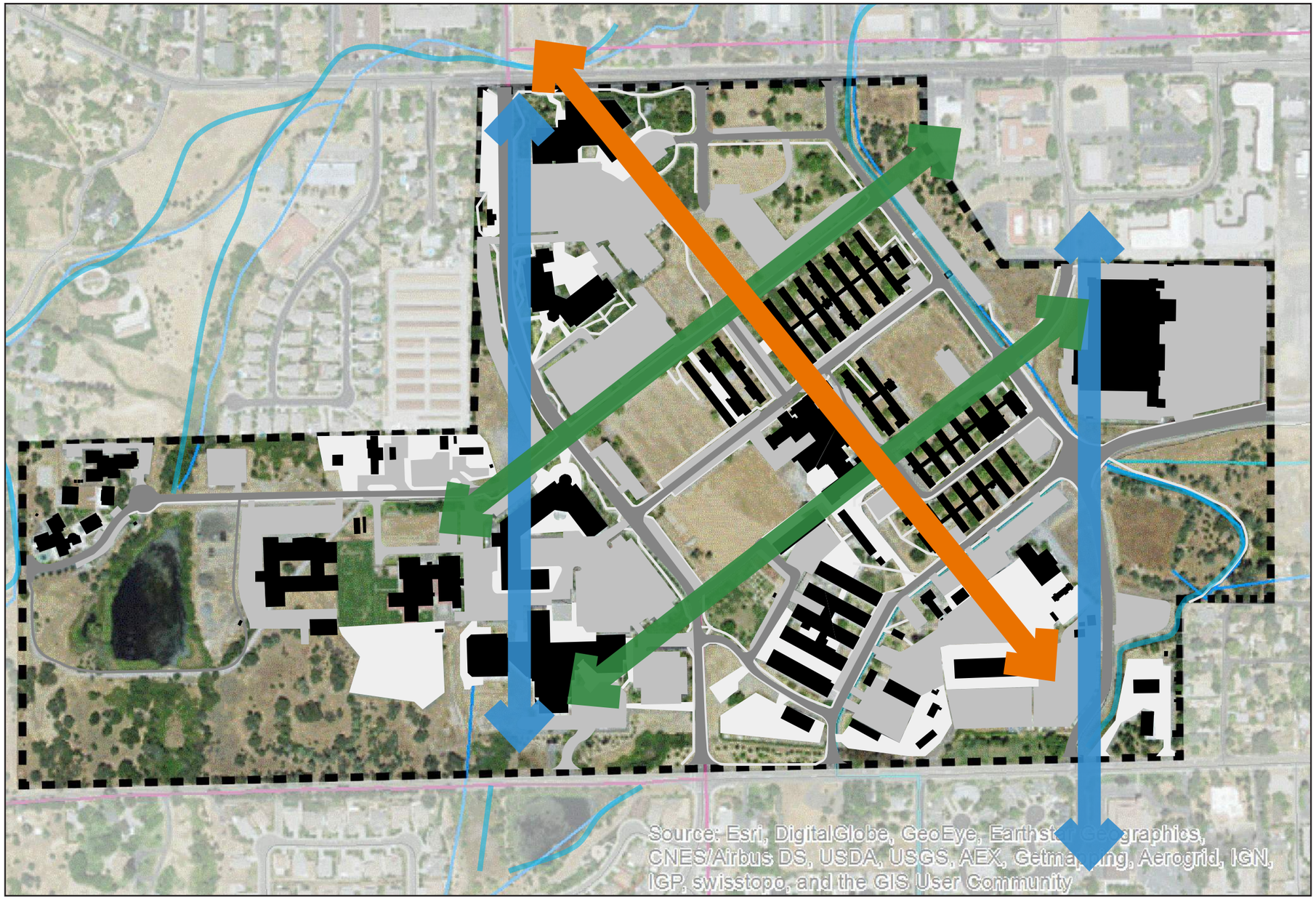
WALKABILITY ASSESSMENT

The PCGC site is a half-mile from north to south, making most destinations within the eastern portions of the site almost a quarter-mile walking distance from each other. Shade, wayfinding, centralized parking and providing missing sections of sidewalks would help enhance the walk-ability of the campus.

When examining walk-ability of the site, a 1/4 mi radius was placed at each of the site's transit stops. The site is fairly accessible within a short walking distance from most of the existing transit stops. The northwest and central portions of campus have the highest level of walk-ability from transit stops.

Wayfinding is currently a challenge for campus visitors. Although signage is provided to direct motorists to their destination, the number of uses spread throughout the ramp buildings makes locating destinations difficult.





LEGEND

- Primary DeWitt Axis
- Secondary DeWitt Axes
- Surrounding North/ South Axes
- Project Boundary

EXISTING CAMPUS GEOMETRIES (2018)

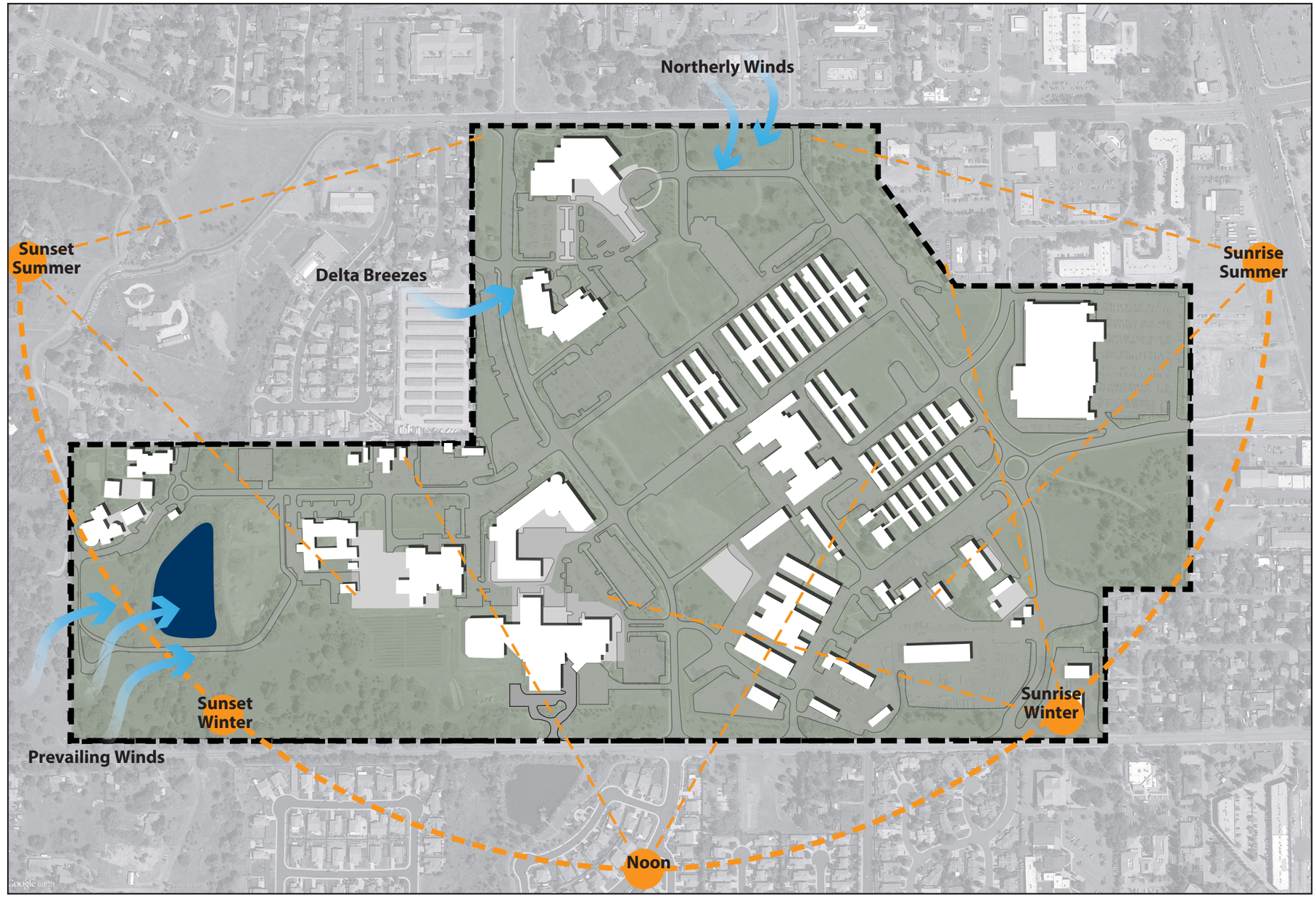
The PCGC campus is the result of development along two axial geometries. According to the 2002 California Department of Parks and Recreation Primary Record Summary for the site, the DeWitt General Hospital was constructed in 1943. During its construction the Ophir Canal was relocated to its current location running parallel to the hospital facilities. The patient wards located in the center of the site were oriented northwest/southeast in order to provide sun on the long sides of the buildings all day. Roadways and the canal reflect that arrangement.

Administrative buildings, staff residences and support facilities were located north/south in relationship to the surrounding development.

These two diverging orientations create the overall structure for the future development. The Community Development Resource Center building was situated in consideration of the two axis. Future planning efforts will also be influenced by the strong northwest/southeast orientation established by the infrastructure and heritage buildings.

LEGEND

- Site Boundary
- Wind
- Sun Path

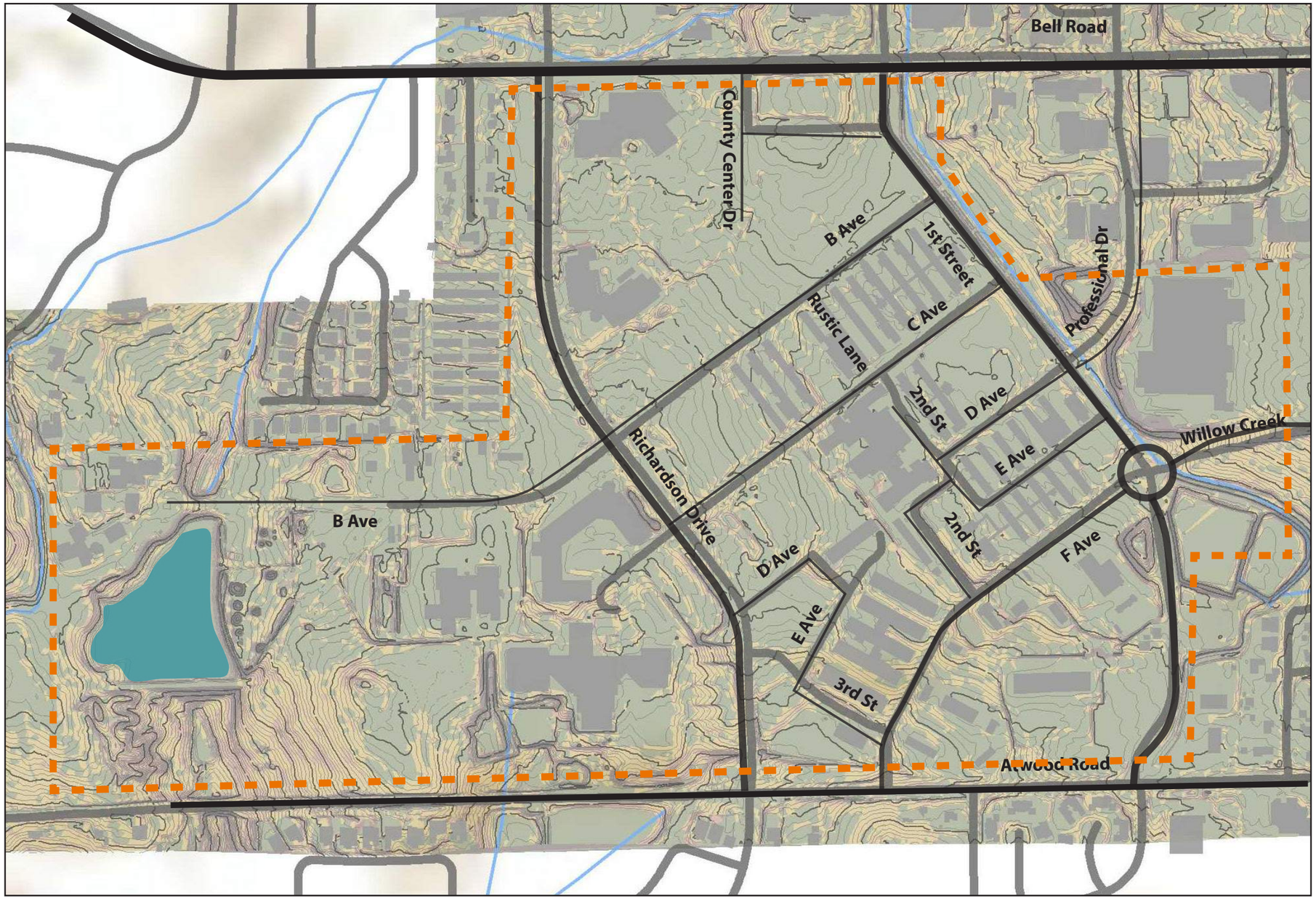


PRELIMINARY SITE ANALYSIS

The overall PCGC site is oriented primarily east-west, allowing for a large exposure to sun from the south during the day. Prevailing winds flow into the site from the southwest, with Delta Breezes from the west.

The density of buildings at the center of the site, where original DeWitt General Hospital Buildings are grouped together, create several pockets of protected areas from direct sun or wind. Larger areas of open land occur along Richardson Drive between B Ave and D Ave, and along First Street, which are could be available for development or communal spaces.

There is also a section of open space where the existing Community Center Drive terminates at an open area, and an existing pedestrian connector stretches from the Community Development Resource Center to the intersection of B Avenue and Rustic Lane. This area would be ideal for the potential of creating a communal green space which could connect directly with the Community Development Resource Center, and potentially extend Community Center Drive down through the heart of the campus.



LEGEND

- 0-5% Slope
- 5-10% Slope
- 10-15% Slope
- 15-20% Slope
- Greater than 20% Slope
- Pond
- Buildings
- Project Boundary

TOPOGRAPHY AND HYDROLOGY

The 200 acre site has an elevation change of approximately 80' from the high point located at the intersection of Bell Road and Professional Drive, to the low point at the South West corner along Atwood Road. There is a relatively flat area through the center of the campus with approximately 15 feet of vertical change throughout the entire project area. With the PCGC campus sited approximately 50 to 60 feet above SR 49, the areas of significant grade change occurs in the transition from SR 49 to the east to the central portion of the site. The wooded, western portion of the site has a rolling topography indicative of the Sierra foothills.

The Ophir Canal is aligned near the eastern site boundary. The Ophir Canal and other nearby canals provide a visual reminder of the area's agricultural history, an element that could be further communicated as part of the PCGC Master Plan.

An intermittent stream empties into a pond in the western portion of the property and another intermittent stream originates near the Richardson Drive/Atwood Road intersection. A series of stormwater basins are primarily located near the property boundaries and infiltrate the campus's runoff.

LEGEND

- Site Area
- Secure Areas
- High Level Security

SECURITY

A few locations throughout the PCGC site are considered secure areas. These areas are usually parking spaces which are open during the day but are restricted to County personnel during off hours.

Two major locations are considered High Security areas - meaning they are always closed off to the general public. These are located behind the Placer County Auburn Jail and the Superior Court.

02.02 FACILITIES ASSESSMENTS

The existing Placer County Government Center is located on approximately 200 acres located in North Auburn, California, southwest of the intersection of Bell Road and State Highway 49. The site is relatively flat with residential neighborhoods to the south, a mix of residential and commercial neighborhoods to the north and to the west; and the Highway 49 commercial district and a small residential neighborhood to the east. The structures within the campus boundaries are a mix of modern and WWII vintage, including structures from the original DeWitt Hospital.

DeWitt General Hospital Structures Condition assessments of the DeWitt General Hospital structures, exclusive of the 300 Wing Ramp buildings, were documented in 2013, by Lionakis. Condition assessment of the 300 Wing Ramp Buildings where completed in August 2015 by the PCGC Master Plan Update team. The assessments were based on visually observable conditions of roof, wall and foundation materials and construction integrity. The scope of the assessment work excluded destructive testing, structural analysis, identification of code deficiencies and recommendations for possible corrective measures.

To classify the observed conditions the following "grading system" was used:

- Critical: The materials and construction are severely deteriorated or in complete disrepair and beyond rehabilitation.
- Poor: The materials and construction are deteriorated and in disrepair. Substantial rehabilitation and repair is required.
- Fair: Materials and construction are showing elements of disrepair and neglect. Some rehabilitation and repair is required.
- Good: Materials and construction are sound but showing signs of deferred maintenance. Minor rehabilitation and some level of repair is required.
- Excellent: Materials and construction are sound and well maintained. Needs little to no rehabilitation and/or repair.

Other Government Center Structures Assessments of other remaining structures at the Government Center, those outside of the DeWitt General Hospital boundaries, were accomplished through interviews with representatives of the County's Building Maintenance Division.

Example of an existing Ramp Building

Existing campus landscaping

Existing DeWitt era Theater Building

PLACER COUNTY GOVERNMENT CENTER MASTER PLAN UPDATE

EXISTING BUILDINGS ASSESSMENT

Building	Current Use	Address	Historic Use	Existing Area	Year Built and Major Renovations	Historic District: Within Boundary	Historic District: Contributing /Non-Contributing	05/2013 Lionakis FCI	County Building Maintenance Rating	Master Plan Team Rating
Placer County Government Center										
25	Community Development Resource Center (CDRC)	3091 County Center Dr.		97,923 SF	2006				A	
12 13 14	Finance Administration Building (FAB)	2985 Richardson Dr. *2952* *2954* *2956* *2958* *2960* *2968* *2966* *2964* *2962* *2970* *2976* *2980* *2986*		87,543 SF	1998				A	
21 21G	DeWitt Museum	2985 Richardson Dr. *2975*		1,218 SF	Pre WWII				B	
100 RAMP										
107	Health and Human Services	11464 B Ave. 11465 C Ave.	Patient Ward	8,739 SF	1942,	Y	C	2.56/2.5	C	
108	Health and Human Services	11474 B Ave. 11475 C Ave.	Patient Ward	10,788 SF	1942, 2015 rere	Y	C	3.25/3.31	B	
109	Health and Human Services	11484 B Ave. 11485 C Ave.	Patient Ward	9,668 SF	1942	Y	C	3.44/3	B	
110	Health and Human Services	11512 B Ave. 11513 C Ave.	Patient Ward	10,479 SF	1942, 2015 rere	Y	C	3.31/3.25	B	
111	Health and Human Services	11522 B Ave. 11523 C Ave.	Patient Ward	10,106 SF	1942, 2014 rere	Y	C	2.88/2.88	C	
112	Grand Jury/ Health and Human Services	11532 B Ave. 11533 C Ave.	Patient Ward	9,265 SF	1942	Y	C	3.31/2.69	C	
113	Health and Human Services	11542 B Ave. 11543 C Ave.	Patient Ward	9,723 SF	1942	Y	C	3.44/2.19	C	
114	Health and Human Services	11552 B Ave. 15253 C Ave.	Patient Ward	9,299 SF	1942	Y	C	3.38/2.56	C	
115	Health and Human Services	11562 B Ave. 11563 C Ave.	Patient Ward	8,487 SF	1942	Y	C	3.13/2.56	B	
116	Health and Human Services	11572 B Ave. 11573 C Ave.	Patient Ward	8,419 SF	1942	Y	C	3.19/3.13	C	
117	Health and Human Services	11582 B Ave. 11583 C Ave.	Patient Ward	10,057 SF	1942	Y	C	2.88/3.63	B	
118	Chapel	2945 First St.	Chapel	4,815 SF	1942	Y	C	3.13	C	
200 RAMP										
208	Museum Storage/Admin Services	11480 C Ave. *11484* *11486* *11488* *11490*	Auditorium & Library	4,997 SF 6,398 SF	1942	Y	C	1.87	C	
208.1	Grand Jury	-	-		1942	Y	C	2.19		
209	Museums/Admin Services/Bldg. Maintenance Shop	11500 C Ave. 11510 11526 *2875 2nd St.*	Post Office, Canteen and Offices	17,311 SF	1942	Y	C	3.44	B	
210	Department of Public Works and Facilities/ Placer County Sheriffs Office	11476 C Ave. *2801 2nd St.* *2803* *2805* *2809* *2815* *2819* *2855*	Patient Mess Hall	41,398 SF	1942	Y	C	3.44/2.38	C	
211	CRE	11534 C Ave. 11535 D Ave.	Patient Ward	8,656 SF	1942	Y	C	2.31/2.5	C	
212	Health and Human Services/ CRE	11544 C Ave. 11545 D Ave.	Patient Ward	8,955 SF	1942	Y	C	3.06/1.88	C	
300 RAMP										
301	Department of Public Works	11412 E Ave. 11411 F Ave.	Laundry	13,127 SF	1942	Y	C	1.59	C	
302	Admin Services/ Department of Public Works and Facilities	11430 E Ave. 11429 F Ave.	Warehouse	13,406 SF	1942	Y	C	2.73/2.39	C	
303	Right Hand Auburn/ Placer County Sheriffs Office	11442 E Ave. 11441 F Ave	Warehouse	11,954 SF	1942	Y	C	2.58/2.67	C	
304	Admin Services	11460 E Ave. 11459 F Ave.	Warehouse	12,967 SF	1942	Y	C	1.86/2.5	C	
305	Department of Public Works and Facilities/ Placer County Sheriffs Office/Oes	11472 E Ave. 11471 F Ave.	Warehouse	13,594 SF	1942	Y	C	2.03/1.74	C	

PLACER COUNTY GOVERNMENT CENTER MASTER PLAN UPDATE

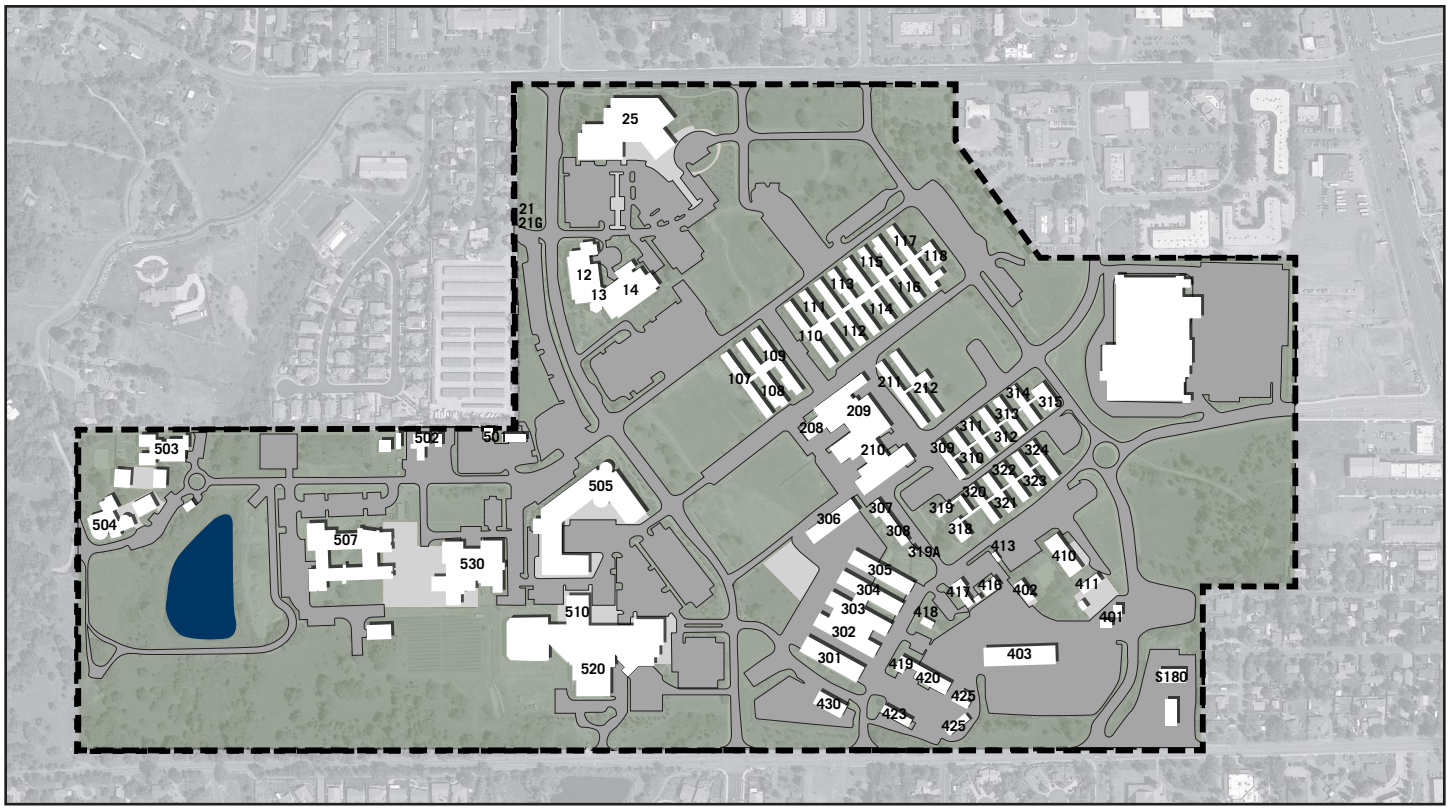
EXISTING BUILDINGS ASSESSMENT

Building	Current Use	Address	Historic Use	Existing Area	Year Built and Major Renovations	Historic District		05/2013 Lionakis FCI	County Building Maintenance Rating	Master Plan Team Rating
						Within Boundary	Contributing /Non-Contributing			
306	Ag Commissioner/ Farm Advisor	11477 E Ave.	Shop	10,830 SF	1942	Y	C	1.86	C	
307	Placer County Sheriffs Office Morgue/ Ag Commissioner	2785 2nd St.	Morgue	5,712 SF	1942	Y	C	2.04	C	
308	Parks and recreation	2755 2nd St.	Storage	1,935 SF	1942	Y	C	298.44	C	
309	Vacant	11536 D Ave. 11537 E Ave.	Enlisted Men Barrack	5,018 SF	1942	Y	C		C/D	2.38
310	Vacant	11546 D Ave. 11547 E Ave.	Enlisted Men Barrack	5,112 SF	1942	Y	C		C/D	2.38
311	Vacant	11556 D Ave. 11557 E Ave.	Enlisted Men Barrack	5,118 SF	1942	Y	C		C/D	2.38
312	Vacant	11566 D Ave. 11567 E Ave.	Enlisted Men Barrack	5,118 SF	1942	Y	C		C/D	2.38
313	Vacant	11576 D Ave. 11577 E Ave.	Enlisted Men Barrack	5,118 SF	1942	Y	C		C/D	2.38
313D	Burback Hall (Vacant)	11577 E Ave.		3,243 SF		Y	C		C/D	4.46
314	Vacant	11586 D Ave. 11587 E Ave.	Enlisted Men Barrack	5,131 SF	1942	Y	C		C/D	2.62
315	Vacant	11596 D Ave.	Theater	TBD	1942	Y	C		C/D	See detailed report by others
318	Vacant	11517 F Ave.	Enlisted Men Mess Hall	4,394 SF	1942	Y	C		C/D	2.38
319	Vacant	11528 E Ave.	Enlisted Men Recreation	1,808 SF	1942	Y	C		C/D	2.38
319A	Vacant	2745 2nd St.				Y	N		C/D	1.83
320	Vacant	11538 E Ave. 11539 F Ave.	Enlisted Men Barrack	5,116 SF	1942	Y	C		C/D	2.31
321	Vacant	11548 E Ave. 11549 F Ave.	Enlisted Men Barrack	5,116 SF	1942	Y	C		C/D	2.31
322	Vacant	11558 E Ave. 11559 F Ave.	Enlisted Men Barrack	5,116 SF	1942	Y	C		C/D	2.38
323	Vacant	11568 E Ave. 11569 F Ave.	Enlisted Men Barrack	5,116 SF	1942	Y	C-		C/D	2.38
324	Vacant	11578 E Ave. 11579 F Ave.	Enlisted Men Barrack	5,116 SF	1942	Y	C		C/D	2.38
400 RAMP										
401	Department of Public Works and Facilities - Gas Station	11448 F Ave.		1,597 SF		Y	N		B	NR
402	Department of Public Works and Facilities - Tire Barn	11448 F Ave.		2,400 SF		Y	N		C	NR
403	Department of Public Works and Facilities - Garage	11448 F Ave.		18,574 SF		Y	N	4.19	B	
410	Vacant	11558 F Ave.	Gym	21,122 SF	1942	Y	C		C	2.00
Pool	Filled in	11558 F Ave.	Pool		1942	Y	C			0.00
411	Vacant	11558 F Ave.	Pool Changing Room	200 SF	1942	Y	C		C/D	3.14
412	Vacant	11558 F Ave.	Pool Storage		1942	Y	C		C/D	3.33
413	Department of Public Works and Facilities - Utilities	11510 F Ave.	Auto Shop	325 SF	1942	Y	C		C/D	
416	Department of Public Works and Facilities - Utilities	11510 F Ave.		2,400 SF		Y	N		A	NR
417	Placer County Sheriffs Office Dive Team	11498 F Ave.	Fire Station	3,559 SF	1942	Y	C	1.53	C	
418	Department of Public Works and Facilities - Roads Admin	11460 F Ave.	Mason's Storage	1,220 SF	1942	Y	C	3.25	B	
419	Department of Public Works and Facilities - Roads Sign Shop	11428 F Ave.	Engineer's Department Storage & Utility Yard	1,805 SF	1942	Y	C	3.19	C	
420	Department of Public Works and Facilities - Roads Transit	11432 F Ave.	Engineer's Department Storage & Utility Yard	3,453 SF	1942	Y	C	2.81	C	
420A	Department of Public Works and Facilities - Roads Transit Modular	11432 F Ave.								
421	Department of Public Works and Facilities - Roads Paint Storage	11432 F Ave.		1,800 SF		Y	N	2.01	C	
423	Department of Public Works and Facilities - Roads Barn	11402 F Ave.	Engineer's Department Storage & Utility Yard	3,600 SF	1942	Y	C	2.94	C	
425	Department of Public Works and Facilities - Roads Striping Garage	11418 F Ave.		3,154 SF		Y	N	4.27	C	
430 (500	Department of Public Works and Facilities - Parks	2725 3rd St.	Powerhouse	7,250 SF	1942	Y	C	2.82	C	

PLACER COUNTY GOVERNMENT CENTER MASTER PLAN UPDATE

EXISTING BUILDINGS ASSESSMENT

Building	Current Use	Address	Historic Use	Existing Area	Year Built and Major Renovations	Historic District: Within Boundary	Historic District: Contributing /Non-Contributing	05/2013 Lionakis FCI	County Building Maintenance Rating	Master Plan Team Rating
510 520	Auburn Jail-Kitchen Auburn Jail	11252 C Ave. 2775 Richardson Dr. 2275 Richardson Dr.		119,910 SF	1985				B	NR
505	Auburn Justice Center (AJC)	2929 Richardson Dr.		110,200 SF	2007				A	NR
530	Juvenile Detention Center (JDC)	11260 B Ave.		43,526 SF	2000				A	NR
502	Wildlife Rescue	11251 B Ave.		9,292 SF	1976				C	
507	Animal Services Center	11232 B Ave.		36,987 SF	2016					NR
503A 503C 503D	Children's Emergency Shelter (CES) - Admin Modular Classroom Shelter	11084 B Ave. 11098 B Ave. 11080 B Ave. *11090* *11094*		19,113 SF	2007				A	NR
504	Women's Shelter	Not Available		14,508 SF	2008				A	NR
516	Placer County Sheriffs Office Boat Barn	11267 B Ave.		1,500 SF	2009				B	
S180	Placer County Fire Station 180	11645 Atwood Rd.		9,400 SF	1968				B	NR
Fulweiler Site										
	Auburn Administration Center (AAC)	145 Fulweiler		19,609 SF	1967				B	NR
	County Administration Building (CAB)	175 Fulweiler		23,675 SF	1964				B	NR



Key Plan for Building Number

02.03 CORPORATION YARD FUNCTIONS

The Placer County Government Center has two locations serving corporation yard functions. The main yard is located on the southeastern portion of the PCGC campus fronting Atwood Road at 1st Street. The secondary yard is near the western edge of the PCGC campus fronting B Avenue and is used primarily for materials storage. These yards serve the DPWF Road Maintenance and Transit divisions. There are also other storage, shop spaces and secured yards on campus for other DPWF divisions as shown on the diagram below.

The main corporation yard is a mixture of buildings that were part of the original DeWitt General Hospital Campus and newer buildings including a garage, fuel island station and tire barn which were built to support County functions. Over time a number of original DeWitt General Hospital buildings have been converted to offices, storage and shop spaces for various DPWF divisions including Road Maintenance, Transit, Parks & Grounds, Building Maintenance and Environmental Utilities. The combination of the configuration of the existing buildings, the public streets traversing the campus and the differences in grade elevations poses limitations to the efficient circulation and wayfinding in this area of the site.

Aerial of the existing Corporation Yard

Reconfiguration and consolidation of similar functions within a secured boundary is desired.

Existing Power House building adjacent to the Corporation Yard

Below is a list of considerations for corporation yard functions:

Common requirements:

- Shared Training Room with outdoor component providing hands-on training for large equipment / vehicles (40 person capacity).
- Central Warehouse (shared with other County Departments).

Road Maintenance Division requirements:

- May require less storage when fleet gets modernized.
- Reconfigure for better use of outdoor storage – currently approximately 25% of total space underutilized.

Transit Division requirements:

- Public Counter for Placer County Transit "Pass" purchases (consider a kiosk at CDRC).
- Increase security at fuel island without compromising truck delivery path.
- Current configuration is not effective for post-trip requirements.
- Better circulation for bus wash function, add automation.
- Increase Storage.

Parks and Grounds Division requirements:

- Covered outdoor storage with overall 10% increase in capacity.
- Future need for storage of large landscape and site materials (picnic tables, trash cans, etc.).
- Need area for small equipment wash facilities.

Building Maintenance Division requirements:

- Reorganize current space to support work flow.
- Separate storage and shop space.

Environmental Utilities requirements

- Need location to store, maintain and stage equipment.
- Storage is currently off-site, addition of on-site storage would be beneficial to workflow efficiency.

02.04 DEWITT GENERAL HOSPITAL BUILDINGS

The DeWitt General Hospital Historic District (designation based on National Register of Historic Places designation listing on 2-12-16) is located at the Placer County Government Center bounded by B Avenue to the north, Atwood Road to the south, Richardson Drive to the west, and 1st Street to the east. The District currently contains 50 contributing structures as well as 5-7 non-contributing structures.

The DeWitt General Hospital was constructed by the U.S. Army in 1943 as a Type 'A' pavilion plan. It was built as a self-contained facility with over 80 buildings connected by a vehicle circulation system, pedestrian sidewalks, and enclosed corridors. It functioned as an Army hospital from 1943-1945. In 1946 the Dewitt campus was transferred to the State of California to be used as a mental hospital. In 1972 the campus was transferred to Placer County and has been used as the Government Center since.

Research completed by the Placer County Government Center Master Plan Update team includes:

- A site visit conducted in July 2016.
- Review of the California Department of Parks and Recreation Primary Record Form 523A dated April 2002.

Aerial of historic DeWitt campus

- Review of the draft National Register Nomination dated 21 August 2015.
- Internet research including historic photographs from the U.S. National Library of Medicine.

02.05 FACILITIES UTILIZATION NEEDS ASSESSMENT

In order to determine future space and service needs for the County, the current utilization of facilities at the Placer County Government Center and the Placer County Administrative Center, Fulweiler Avenue, were evaluated using Qualitative Service Analysis and a Quantitative Resource Analysis methodologies. Questionnaires were distributed to Placer County Departments/Divisions located at both sites.

The Qualitative Service Analysis portion of the questionnaire focused on current and anticipated future trends, use considerations and departmental adjacencies relative to the quality of service and service delivery methods of each department.

The Quantitative Resource Analysis portion of the questionnaire focused on the current facility environments, current and future staff projections, space allocations for site and building areas (sf), resulting in the quantification of staff, building areas (sf) and site area needed to satisfy the current and projected needs of County services anticipated to be provided at the Placer County Government Center.

Information gathered through questionnaires was confirmed with follow up interviews with a number of the departments. For detailed results of the analyses refer to Appendix B: Department Service and Resource Analysis Data.

Space Needs Projections

Placer County currently does not have formal Space Standards, (a square foot area allocated to a particular use), for use in planning of County facilities. Over time, numerous County relocations projects, often into buildings not initially design for or not efficient for that use has occurred. Additionally, the limitations of existing buildings (size, plan configurations, utilities) has limited the efficiency of space utilization. The result is a wide variation in the amount space (sf) that is occupied by the same or similar use. For example, an office space in one division may differ in area from that of another division.

To set benchmark for Space Standards to be utilized in the PCGC Master Plan Update the methodology implemented is based Space Standards information gathered from recent County projects and the U.S. General Services Administration Workspace Utilization and Allocation Benchmark. The result determined an average workspace net square foot per staff. To determine total space needs for each individual department additional space factors have been applied to plan for uses within the deportment such as administrative support, conferencing, filing/storage and department specific uses (Special Factors) and circulation internal to the department.

Projections were based on current staff and projected staff growth for the following milestone years: 2022, 2027 and 2037. A summary of the County-wide department space projections are shown in the following table. The calculations for each department can be found in Appendix C: Department Space Needs Projections.

Documents referenced to determine an appropriate methodology for calculating Space Standards:

- County of Placer – HHS 2012 Space Standards prepared by Anova Nexus Architects in February 2012
- Placer County Health and Human Services Facility Programming Report prepared by Dreyfuss & Blackford Architecture in July 2016
- U.S. General Services Administration Workspace Utilization and Allocation Benchmark dated July 2011.

02.06 POTENTIAL COUNTY PROJECTS

From the Quantitative Resource Analysis, a list of Potential County Projects has been developed. These are projects intended to satisfy the County's projected facilities needs. Requirements for the Potential County Projects are based on the projected growth numbers at year 2037 for each department, specific needs of certain departments, and the potential relocation of some County services allowing consolidation of related services to the same general location for ease of customer use and access. To determine the approximate overall gross square footages for each Project, a grossing factor of 25% for building circulation, envelope and MEP have been added to the calculated User Area.

Potential County Projects would be implemented over time with the prioritizations be at the discretion of the County. The list of Potential County Projects and a brief summary includes:

COUNTY OF Placer

Placer County Government Center

williams + paddon
ARCHITECTS // PLANNERS // PEOPLE

STAFF & SQUARE FOOTAGE PROJECTIONS BY DEPARTMENT

	Department/Division Staff				Current S.F.	Department/Division Area			
	2017	2022	2027	2037		Modeled S.F. 2017	2022	2027	2037
Admin. Services - Admin	7	7	8	8	2,436	2,205	2,205	2,520	2,520
Admin. Services - Info. Tech.	63	65	68	72	16,346	20,069	20,468	21,066	21,864
Admin. Services - Procurement	9	9	10	10	12,873	13,093	13,093	13,325	13,325
Admin. Services - Telecommunications	17	18	18	19	9,915	9,748	10,115	10,115	10,483
Admin. Services - Warehouse	9	9	10	10	16,643	16,835	16,835	17,150	17,150
Ag. Commissioner	22	24	28	38	7,025	7,575	8,100	9,150	11,775
Assessor	62	64	68	76	16,786	16,275	16,800	17,850	19,950
Auditor - Controller	40	43	45	48	7,619	7,980	8,579	8,978	9,576
BOS/Clerk of the Board	18	18	20	24	4,185	10,725	10,725	11,250	12,300
CDRA Administration	38	43	48	58	5,613	7,581	8,579	9,576	11,571
CDRA Building	18	22	22	22	5,441	5,670	6,930	6,930	6,930
CDRA Engineering and Survey	21	24	31	47	11,099	8,518	9,620	12,193	18,073
CDRA Planning	18	20	23	28	10,135	9,315	10,050	11,153	12,990
CEO/Administration	40	40	42	44	8,760	10,500	10,500	11,025	11,550
CEO/Economic Development	4	4	5	6	400	798	798	998	1,197
CEO/Film Office	2	2	2	2	250	399	399	399	399
CEO Office of Emergency Services	4	4	5	7	5,928	5,470	5,470	5,838	6,573
CEO/Public Information Office	9	9	10	10	836	1,796	1,796	1,995	1,995
CEO/Risk Management	5	6	8	10	2,864	1,713	2,075	2,725	3,406
County Counsel	24	24	24	24	5,495	8,360	8,360	8,360	8,360
CRE Clerk-Recorder-Registrar	51	52	53	55	30,500	31,093	31,710	32,336	33,603
DPW&F Facilities Admin	15	15	15	15	3,254	3,443	3,443	3,443	3,443
DPW&F Public Works Admin	10	10	11	13	4,430	3,675	3,675	4,043	4,778
DPW&F / Bldg. Maintenance - Shop	64	70	77	85	33,133	30,548	32,240	34,214	36,470
DPW&F/Capital Improvements	10	10	11	13	2,853	3,225	3,225	3,488	4,013
DPW&F Engineering	25	26	30	36	3,781	4,988	5,187	5,985	7,182
DPW&F Environmental Utilities	48	53	58	64	8,112	9,576	10,574	11,571	12,768
DPW&F / Museums	5	6	6	7	16,719	16,410	16,692	16,692	16,974
DPW&F/Parks	19	20	20	21	15,258	15,485	15,800	15,800	16,115
DPW&F/Property Management	8	9	11	12	1,887	1,596	1,796	2,195	2,394
DPW&F/Road Maintenance - Admin**	6	6	6	7	13,659	15,075	15,075	15,075	15,338
DPW&F/Transit-Gas Station**	8	8	8	9	26,563	26,940	26,940	26,940	27,308
District Attorney	6	7	8	9	3,737	1,890	2,205	2,520	2,835
Farm Advisor	17	17	18	19	5,415	5,355	5,355	5,670	5,985
HHS*	443	478	513	584	107,075	102,937	111,070	119,202	135,700
HHS/Business Advantage Network	4	4	4	5	594	798	798	798	998
Human Resources	50	50	53	58	9,973	9,975	9,975	10,574	11,571
PCFD - Fire Planning & Prevention	2	3	3	4	300	399	599	599	798
PCFD - Fire station 180	5	10	13	16	9,400	8,575	10,150	11,095	12,040
PCSO**	347	364	383	402	72,435	81,227	84,618	88,409	92,199
Probation**	40	41	43	45	8,338	10,500	10,763	11,288	11,813
Treasurer - Tax collector	44	50	57	65	6,668	8,778	9,975	11,372	12,968
	1657	**1765**	**1896**	**2105**	**534,733**	**557,108**	**583,357**	**615,898**	**669,275**

County Contingency (10%)	**2316**		**736,202**

** Projected staff extracted from HHS programming project*

*** Staff number only accounts for administrative staff*

HEALTH AND HUMAN SERVICES – AUBURN SERVICE AREA – 135,700 GSF, 3 STORIES

HHS is currently located at the 100 Ramp Buildings and the Community Development Resource Center. The Placer County Health and Human Services Facility Programming Report prepared by Dreyfuss & Blackford Architecture proposes a new facility to accommodate the consolidation and growth of all the HHS Administration and Divisions serving the Auburn service area.

COUNTY ADMINISTRATIVE CENTER – 64,800 GSF, 2 STORIES

The Placer County Board of Supervisors, County Counsel, County Executive and some HHS services functions are currently located in two buildings at the County's Administrative Center, Fulweiler Avenue, Auburn, CA. The Board of Supervisors, County Counsel, County Executive occupy the County Administration Center (CAB) building, also known as "The Domes". It is an aging facility and the building shape and elevation differences of the site pose unique challenges when considering potential for modification. The second building, the Auburn Administration Center (AAC) houses Risk Management, Economic Development, Business Advantage Network, Public Information Office and Film Office services.

Relocating the County Administrative Center functions to the Placer County Government Center would increase the ability for citizens to access County services at one location and could significantly reduce staff travel time between Departments. Both beneficial in supporting the PCGC Master Plan Update Vision of efficiently providing services to the community. The new facility is anticipated to accommodate the growth and relocation of the following departments:

- CEO/Risk Management
- CEO/Economic Development
- HHS Business Advantage network
- CEO/Public Information Office
- CEO/Film Office
- Human Resources
- County Counsel
- Clerk of the Board
- Board of Supervisors
- CEO/Administration

AGRICULTURAL COMMISSIONER AND FARM ADVISOR FACILITY – 22,200 GSF, 1 STORY

The Agricultural Commissioner and Farm Advisor are currently located at the 300 Ramp Buildings. These buildings have been determined to be inefficient for the functions of these Departments. A new facility that would consolidate these two Departments to efficiently provide their services to the public would have a public counter, a large conference room for public workshops, smaller conference rooms for confidential meetings, kitchen and approximately 5,000 SF of storage for existing equipment currently stored outdoors. This facility would be in close proximity to the existing community garden.

CLERK RECORDER ELECTIONS TRAINING/WAREHOUSE FACILITY – 19,350 GSF, 2 STORIES

The County's current Elections Storage is located at the 200 Ramp Buildings. These buildings are well beyond their useful life and do not function efficiently for their intended use. A new warehouse facility with a 5,000 GSF Training Room would consolidate related functions within the PCGC campus.

MUSEUMS WAREHOUSE FACILITY – 19,700 GSF, 1 STORY

A new warehouse facility would accommodate the Museums existing and future administration and archival storage needs. The current storage functions are currently located at DeWitt Building 208.

CORPORATION YARD ADMINISTRATION AND TRAINING CENTER – 7,500 GSF, 1 STORY

Currently, Corporation Yard structures are spread across the southerly portion of the PCGC campus fronting Atwood Road. Consolidation of services would make the functions of the Corporation Yard more efficient. A new facility within the Corporation Yard boundaries would accommodate a public counter, administrative offices and training room. The Administration and Training Center would supplement the previously planned projects for the Corporation Yard, as well as space made available at the 300 Ramp Buildings. These spaces at the 300 Ramp Buildings would be vacated by other departments as projects on the Potential County Projects list are implemented.

This consolidation and relocation of services would incorporate projected growth of the following departments:

- Road Maintenance
- Transit
- Parks and Grounds
- Building Maintenance
- Environmental Utilities

SHERIFF & PROBATION SUPPORT FACILITY – 35,100 GSF, 2 STORIES

Existing Sheriff & Probation functions are spread across the PCGC campus. A proposed 5,760 SF Dive Unit facility with a 3,700 SF outdoor covered bay is included in the County's planned relocation projects, ands would be located adjacent to the existing Search and Rescue Building. The Sheriff's Morgue and Shop I and Probation expansion would ideally be located in closer proximity to the existing Justice Center, allowing for the consolidation of Sheriff & Probation functions into one general area. The Sheriff & Probation Support Facility would include a 6,500 SF training facility with a classroom (80 person capacity) and large space for physical training.

FIRE STATION 180 EXPANSION FACILITY – 3,300 GSF, 1 STORY

An addition to existing Fire Station 180 would accommodate future growth of the Fire Department and provide valuable outdoor equipment and procedure training space.

ADMINISTRATIVE SERVICES/IT/TELECOM/WAREHOUSE FACILITY – 64,800 GSF, 2 STORIES

Administrative Services, IT/Telecom, and Shipping/Receiving offices and warehousing are currently located at the 300 Ramp buildings. All of these functions would be consolidated to a new facility in closer proximity to related functions at the Finance Administration Building (FAB).

FINANCE ADMINISTRATION BUILDING (FAB) & COMMUNITY DEVELOPMENT AND RESOURCE CENTER (CDRC) ANNEX – 19,400 GSF, 2 STORIES

The existing Finance Administration Building is currently reaching full capacity. An addition to the existing FAB building would accommodate the growth of the following departments:

- CEO/Office of Emergency Services
- Assessor
- Administrative Services/Data Center
- Treasurer/Tax Collector
- Auditor/Controller

The DPWF Capital Improvements, DPWF Property Management and DPWF Facilities Administration Departments are currently located in existing Buildings 208, 209, and 210. These DPWF departments have adjacency needs with other departments at the CDRC. The space vacated by the HHS departments at CDRC would become available to accommodate the move of the DPWF departments mentioned above to the CDRC. The growth of the current departments at CDRC, including the relocated departments, could be consolidated with the addition to the existing Finance Administration Building.

For each Potential County Project site areas (sf) sufficient to support each project have been calculated allowing for circulation, parking, landscaping and storm water quality management. Parking quantities have been calculated based on each building use, zoning ordinance requirements, and the gross square foot of each building. Quantification of areas (sf) required for vehicular circulation and parking lots where then determined and factors applied to quantify areas for landscaping, setbacks, walkways, and storm water quality management.

Refer also to the Proposed Site Areas Table in the Site Development Alternatives section.

02.07 TRANSPORTATION AND PARKING

Development Activity at the Project Site and Nearby Traffic Conditions

Level of service (LOS) measurements indicate existing traffic operations at the intersection of SR 49/Bell Road and intersection of SR 49/Atwood Road intersections are acceptable. Potential additional project vehicle trips traveling through the intersections (as currently configured) may potentially affect the current LOS as the campus and surrounding area is developed. Similarly, over time, project-related traffic may potentially affect present conditions on SR 49 north of Atwood Road.

Opportunity to Consolidate Existing On-Site Parking
According to utilization counts, existing on-site parking facilities are widely underutilized, with approximately half of the available spaces sitting unoccupied at any given time. The consolidation or re-purposing of existing on-site parking areas could be considered as part of preliminary project concepts, particularly the smaller parking lots located around the periphery of the project site.

Opportunity for Integration with Surrounding Bicycle Network
The project site is situated within the existing Placer County bikeway network, with bikeway facilities on Atwood Road, Bell Road, Richardson Drive, SR 49, and Willow Creek Drive connecting the project site to nearby destinations. Because of the project location, the internal bikeways have the ability to connect to the Placer County Parks and Trails Master Plan. In addition to the regional connection, providing on-site bicycle storage facilities could encourage cycling as a major mode of transportation for the project.

Opportunity for Integrated Design with PCT Bus Service
Atwood Road, Bell Road, and Richardson Drive provide fast, direct access for bus routes traveling through the project site. Potential strategies could be examined to further integrate transit facilities with preliminary project concepts, including an on-site transit center or bus transfer facility.

Opportunity to Complete the Pedestrian Network
While sidewalks are available on most building frontages within the PCGC campus, undeveloped land areas create gaps in the pedestrian network. Development of the PCGC Master Plan would provide an opportunity to close these gaps and achieving a more walkable campus. Potential locations within the project site for improved sidewalk facilities include:

- Richardson Drive from Bell Road to Placer County Clerk Offices and from 3rd Street to Atwood Road
- 1st Street from Bell Road to 3rd Street
- Bell road from 1st Street to Richardson Drive
- SR 49 from Atwood Road to Bell Road
- Additionally, improved off-site pedestrian facilities would improve connectivity to the surrounding pedestrian network, including north-south crosswalks and other pedestrian crossing enhancements across Atwood Road and Bell Road.

02.08 UTILITY INFRASTRUCTURE

Executive Summary
A comprehensive overview of the wet utility infrastructure within the approximate 200-acre campus boundaries of the Placer County Government Center located in North Auburn, Placer County, California has been conducted. The detailed report, contained within Appendix E of the Placer County Government Center Master Plan Update (PCGC Master Plan Update), is entitled **Wet Utility Infrastructure**. The specific wet utilities addressed in this report include the following: domestic water supply and distribution, water supply and distribution for campus-wide fire suppression, water supply and distribution for campus-wide irrigation, sanitary sewer systems throughout the campus, and the storm system conveying storm runoff generated by the campus. The assessment and associated findings focus on three primary components: an inventory of existing wet utilities currently serving the existing campus; an assessment of existing system capacity; and an analysis of the existing and proposed utility system necessary to serve both proposed and existing land uses as detailed in the PCGC Master Plan Update. Report findings are specifically focused on the onsite (campus) system. However, offsite areas impacting the campus are accounted for in the capacity analysis. This also includes an assessment of the impact of the campus on downstream developments. The assessment and findings address the aforementioned components based on plans, data, and information provided to date by the County along with follow-up stakeholder meetings and a series of site visits intended to validate and verify information provided. This assessment also includes the development of baseline models that will be used to evaluate utility system capacities based on an established set of parameters and guidelines used as the framework for development of the PCGC Master Plan Update. Each baseline utility system model, as applicable, has been developed as the basis for assessing the third component, a utility system to serve the needs of the proposed and existing land uses detailed in PCGC Master Plan Update.

Prior to performing an in-depth assessment of existing utility system capacity, an accurate inventory of existing utilities must take place. The American Society of Civil Engineers (ASCE) Standard 38-02 (CI/ASCE 38-02), the *"Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data"* was

employed at Quality Levels appropriate for the PCGC Master Plan Update. The **Wet Utility Infrastructure Report** in Appendix E provides an explanation of the use of the ASCE standard and provides a comprehensive list of the referencing documents and plans used to create a mapped inventory of existing utilities within the Placer County Government Center.

Subsequent to the inventory, the plans and documents were then further validated by a series of site walks. Where deviations from the plans were discovered in the field, specific requests were sent to Placer County Department of Public Works and Facilities staff to provide confirmation. This resulted in a more up to date and accurate representation of existing utilities. The exhibits provided in Appendix E illustrate the existing utilities and note the updates and revisions that were field validated, and County verified. These exhibits and updated data in the report include, where ascertained, both vertical and horizontal pipe information, pipe sizes, and material where noted. It also includes ownership information as applicable (i.e. County, PCWA, NID).

The updated utility exhibits presented in the **Wet Utility Infrastructure Report** and referencing documents and reports were then used to (1) provide an evaluation of existing system capacities and (2) prepare baseline analytical models to further assess the capacity of existing utility systems and to identify utility improvements and upgrades modeled for the PCGC Master Plan Update. This includes an evaluation of systems within the Placer County Government Center as well as offsite utilities impacted by the PCGC Master Plan Update. A copy of all reports, documents and maps are included in the full report within Appendix E.

The **Wet Utility Infrastructure Report** also provides a comprehensive assessment of existing drainage and an in-depth evaluation of a drainage plan for the PCGC Master Plan Update. An overall **Master Drainage Report** detailing system capacities and describing an overall storm water management plan with criteria for collection, conveyance, treatment and attenuation was prepared for the campus. The West Placer County Storm Water Quality Design Manual is the referencing manual and methodology for assessing and planning the storm systems in conjunction with current general permit requirements for storm water management. In addition, the Placer County Flood Control and Water Conservation District Storm Water Management Manual (February 1994) is also referenced.

Assessment Summary – Constraints and Opportunities

The following is a summary of constraints and opportunities based on the overall wet utility infrastructure assessment. It is categorized by wet utility.

WATER

The following is a summary of existing water system constraints:

- The system contains a series of very old, 1940s installed ductile iron water lines. The effective diameter of these lines has reduced over the years due to calcification. In addition, the lines are likely sustaining direct losses through existing pipe leaks.
- The PCGC campus system is supplied through one connection to the PCWA system (at 1st Street and Professional Drive). The connection is through a master meter and two reduced pressure detector assemblies and is supplied by one 12-inch PCWA waterline that, according to PCWA, can deliver a maximum of 2400 gpm without installing additional connections.
- There are two emergency inter-tie connections (12”) to the NID system. These connection points are normally closed valves and must be manually opened to operate. The existing PCGC campus does not have adequate supply for fire suppression without these connections.
- The system contains a series of old valves, the full disposition of which is presently unknown except for base information provided by County staff. An in-depth analysis of the operation of all onsite valves as well as condition of waterlines is warranted (beyond the scope of this assessment).
- Referencing 2013 California Fire Code (CFC) an upper limit required fire flow of 4,000 gpm was evaluated with 20 psi residual pressure. This assumes a 50% reduction in proposed and new buildings to be sprinklered as allowed by the fire authority. While the existing system has sufficient capacity to deliver a domestic supply to the existing campus, numerous deficiencies have been cited throughout the existing system while modeling fire flows at 4,000 gpm.
- Not all buildings are protected with a backflow prevention device. This could result in cross-contamination system issues and is not up to current code.

The following is a summary of water system improvement opportunities:

- Based on information provided by Placer County

DPWF, the 1940s era pipes have been slated for upgrade, increasing the water system capacity while sharply reducing losses. This has been reflected in the water models for the PCGC Master Plan Update. This includes the individual supply lines and appurtenances to each building.
- The above noted pipe upgrades would eliminate any issues related to old valves.
- The upgrade will require that the new water system be brought up to code, which also means the installation of new backflow prevention devices, mitigating any cross-contamination issues.
- Upgrades include upsizing a number of existing undersized pipes with new ones, as applicable.
- Existing supply issues can be further mitigated by implementing a separate and new water system provided by the Nevada Irrigation District (NID), built and operated to NID standards and requirements. This is a scenario for the private development uses of the PCGC Master Plan as a 16" NID transmission line was recently installed along Willow Creek Drive and 1st Street south of Willow Creek. An extension from the existing Willow Creek/1st Street roundabout north on 1st Street to Bell Road is a great opportunity to alleviate supply issues within the campus.

The **Wet Utility Infrastructure Report** in Appendix E describes, in detail, the existing system constraints and presents recommendations and opportunities for improvements to be made in conjunction with the PCGC Master Plan Update. Detailed modelling in the report provides the analytical basis for evaluating existing and proposed water improvements.

Other opportunities to improve efficiencies and provide greater supply include the following:

- Convert the NID emergency inter-tie connections to automatically open for fire flows when system pressures drop to a critical level. NID has been receptive to the idea of an automated system which would dynamically provide immediate supply for fire suppression.
- Construct a bypass pipeline around the PCWA reduced pressure assemblies to minimize the typical losses through the detector checks. The bypass line would open for fire flows when system pressures drop to a critical level. PCWA does not deem this to be an acceptable alternative as a bypass system would provide no backflow protection to the drinking public on the PCWA system.
- Install an in-line booster pump station with back-up power at the PCWA connection to boost pressures during fire flow demands.
- Construct a campus on-site storage tank and booster pump station to meet campus-wide fire flow demands.
- Construct individual booster pump stations and storage (as necessary) for individual projects as they come online.
- Participate in capital improvements with PCWA to install additional offsite waterlines to increase supply to the campus with the potential to add additional points of connection.

IRRIGATION

The following is a summary of existing irrigation system constraints:

- Lack of adequate backflow prevention devices along the older Dewitt Center buildings causes potential cross contamination of the domestic water system.
- Leaks in the system causes inadequate coverage. Leaks are occurring due to the sheer age of existing pipe within the historical core of the Dewitt Center.
- Low pressure and capacity issues due to very old lines and the build-up of mineral deposition, calcification and rusting, resulting in weakness in certain line segments.
- Lack of centralized digital control with many of the irrigation lines requiring manual operation.
- Inability to control water usage based on weather and climate.
- The County has a current allocation of 12 miner's inches of raw water from the existing NID Ophir canal adjacent to the east side of 1st Street. However, raw water is currently not being utilized on campus.

The following is a summary of irrigation system improvement opportunities:

- The water system upgrade to the 1940s era pipe described in the opportunities for the water system above will include the installation of all backflow prevention devices to meet code requirements. This includes backflow prevention for the irrigation system as well. This will significantly improve efficiencies to the irrigation system.
- Many of the newer facilities and associated irrigation systems have been installed with booster pumps. Maintaining this practice on new projects will help sustain adequate pressures and supply.
- Development of a centralized evapotranspiration system will aid in significantly reducing water usage and pinpoint system efficiencies and inefficiencies more readily to help target repairs.
- Swapping out rotor and spray heads with drip emitters and converting much of the site with more drought tolerant landscape and vegetation will reduce usage. We understand that a pilot program

is currently in place, specifically along Richardson Drive, where turf and other high irrigation demand landscapes are being replaced by drought resistant, low demand vegetation.

- Raw water from the NID canal on 1st Street can be utilized for irrigation to significantly offset peak irrigation usage during high demand months. The **Wet Utility Infrastructure Report** in Appendix E separately addresses this usage and provides recommendations for storage and supply of raw water onsite for irrigation. The recommendations focus on utilizing NID raw water for irrigation purposes for the facilities and sites owned and operated by Placer County. Private uses will still rely on the domestic supply.

SANITARY SEWER

A detailed layout of the current sanitary sewer system throughout the PCGC campus has been compiled. The assessment provides a detailed analysis and modelling of the capacity of the existing system within the campus. It also further notes that the capacity to handle sewer flows generated by the PCGC Master Plan Update relies on a number of offsite and downstream improvements that are detailed in two project specific reports: the **Auburn Creekside Project Specific Report** (June 10, 2015, Hwy 49 Trunk) and the **North Auburn Dewitt Trunk Sewer Capacity Evaluation Report** (March 6, 2016 prepared for the Timberline Project), both prepared by Stantec Consulting Services, Inc. These reports outline existing capacity constraints and recommend sewer system improvements for the Highway 49 and Dewitt sanitary sewer trunk lines respectively. There are various segments of these improvements that are currently underway. However, there are currently other sewer improvements to the undersized sections of the Dewitt trunk line either planned by the Sewer Maintenance District 1 (SMD1) or linked to entitlements of future developments through conditions of approval. The Timberline project north of the Placer County Government Center, currently under construction, is required to upsize the DeWitt Trunk line based on the recommendations detailed in the **North Auburn DeWitt Trunk Sewer Capacity Evaluation Report**. If these offsite improvements are complete by the Timberline project prior to any new development with the PCGC, no additional offsite upgrades are required. However, if the Timberline project does not proceed and does not complete the sewer line upsizing, any new development project within the proposed PCGC Master Plan Update would require an evaluation of project impacts of additional sewage flows to the downstream sewer system and construct the necessary offsite sewer upgrades to the approval of Placer County.

The following is a summary of existing sanitary sewer system constraints:

- Current data identifies surcharging in the Dewitt trunk line for both the Existing and the Existing + Entitled analyses downstream of the PCGC. Data also identifies capacity issues related to throttling of the peak flow without allowable freeboard directly downstream of the Olympic Village Lift Station which discharges flows at Richardson Drive within the PCGC site.
- Current data identifies capacity issues in the Highway 49 trunk line for both the Existing and the Existing + Entitled analyses at approximately Quartz Drive, well downstream of the PCGC. Data also identifies capacity issues related to throttling of the peak flow without allowable freeboard directly upstream of the PCGC and within the PCGC site for the same conditions.
- It is assumed that portions of the sewer system were constructed with the original hospital, in the 1940's. A system of this age is subject to high inflow and infiltration rates which increase the peak flows during intense or long rain events, reducing the capacity for sanitary waste in the system.
- There are currently two existing lift stations that have been identified as having reached system limits: one located at the west end of B Avenue and the Olympic Village lift station. Each of these lift stations would likely require upgrades to handle any additional effluent.
- Currently, much of the effluent passing through the PCGC comes from off-site catchments which are pumped into the PCGC segment of the Dewitt trunk line via force mains. There are three (3) such locations coming from the Vineyards Lift Station, the Olympic Village Lift Station, and the Atwood III Lift Station. This effluent entering the system accounts for a large percentage of the flow exiting the PCGC and must be accounted for from a capacity standpoint.

The following is a summary of sanitary system improvement opportunities:

- Onsite system modelling detailed in the **Wet Utility Infrastructure Report** in Appendix E as well as the analysis performed in the **North Auburn Dewitt Trunk Sewer Capacity Evaluation Report** identify a series of pipeline upgrades offering a significant opportunity to improve the system by upsizing existing lines. Some of these upgrades have already

been installed along the north end of Richardson Drive, near Bell Road. The balance of these upgrades includes upsizing from 15” to 18” and 8” and 12” to 15” along the Richardson Drive alignment south to D Avenue and southeast into the existing 300 series buildings.
- To mitigate any additional capacity constraints on the two existing identified lift stations, planned residential development on the west side of the PCGC Master Plan Update can convey sewer flows to the south into Atwood Road and into the Atwood Ranch III development, where there is adequate capacity in the existing Atwood Ranch III Sewage Lift Station.

STORM DRAINAGE

A comprehensive Master Drainage Report (MDR), including a series of baseline models of existing conditions and proposed models for the PCGC Master Plan Update, is provided in the **Wet Utility Infrastructure Report.** A detailed listing of supporting data and background information is also provided in the MDR. This report is included as Appendix D of the **Wet Utility Infrastructure Report.** The MDR provides a strategy for an overall stormwater management plan for the PCGC Master Plan Update in addition to assessing current system constraints. The strategy includes identifying capacity issues in the existing storm system and recommending pipeline and system upgrades to address adequate conveyance during the 10-year storm event, the attenuation of flows at full buildout of the PCGC within existing and proposed stormwater basins to ensure peak flows during the 10-year and 100-year events do not exceed existing conditions, the metering of outflow rates in these basins during the 2-year storm event to meet hydromodification requirements and the provision for stormwater quality treatment both at a campus-wide level and at a project level to ensure compliance with Clean Water Act regulations, specifically the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit.

The following is a summary of the existing storm drainage system constraints:

- The baseline model highlighted several shortcomings in the existing stormwater system, including many undersized pipes in the southeast portion of the campus, roadway overtopping at Atwood Drive, shallow flooding near the Finance Administration Building, and insufficient freeboard in existing detention basins.
-
- Field efforts thus far have not been conclusive in mapping stormwater infrastructure in the vicinity of the existing corporation yard nearest the northwest corner of the intersection of Atwood Drive and 1st Street; it is likely that key manholes and/or drain inlets have been buried or overgrown with vegetation. Any development in this area will either require (1) subsurface investigations to conclusively locate existing stormwater infrastructure or (2) treating the area as new development building an entirely new stormwater system.
- The baseline model suggests that the area of the FAB site floods in the 100-year storm event. Development of this area may require stormwater detention facilities to meet current design standards and to minimize flooding during high event storms.
- Based on available data, the existing Fire Station in the northeast corner of Atwood Drive and 1st Street is not hydrologically connected to one of the five primary outfalls described in the MDR and is a topographically isolated segment of the Placer County Government Center from a drainage perspective. The site’s existing topography trends to the east towards the existing residences along Cottage Drive. We are not aware of any current or significant flooding issues that have occurred at the fire station site to date.
- The existing NID irrigation canal is located along the eastern boundary near Willow Creek Drive and 1st Street. Any development in this area would need to take the canal into consideration and would require coordination with NID, which could potentially cause some level of vertical constraint to the storm system.
- The development will be required to provide water quality and hydromodification controls for runoff originating from the project site per the requirements of the West Placer Storm Water Quality Design Manual.

The following is a summary of storm drainage system improvement opportunities:

- There are opportunities for further adherence to the Placer County Phase II Small MS4 Permit issued to the County by the State Water Resources Control Board. These include but are not limited to:
    a. Implementation of the newly adopted West Placer Storm Water Quality Design Manual for future development to ensure adherence to its guidelines as the facilities are updated.
    b. Performing assessments of and updates to current County codes and ordinances pertaining to storm water.
    c. Adoption of an Enforcement Response Plan

containing procedures and actions to
d. Identify and respond to violations
e. Public Education and Outreach Programs
f. Further training of County Staff on Good Housekeeping procedures for storm water related activities

- The MDR details a very comprehensive approach to an overall stormwater management plan. This includes upsizing portions of the existing storm system to eliminate flooding during the 10-year event storm, greater utilization of existing stormwater basins and the implementation of new detention basins to attenuate peak flows during the 10-year and 100-year storm events and to provide a campus-wide approach to hydromodification management (control of the 2-year, 24-hour storm event), and the mandate that individual projects directly address requirements for water quality treatment.
- There is opportunity to reduce impacts of stormwater through the implementation of LID (Low Impact Development) standards. Reduction of point source discharge can occur through the use of indirect surface systems as well as the possibility of implementing the practice of rainwater harvesting to help irrigate small landscape areas, community gardens, and common space areas.
- The Fire Station Expansion is not hydrologically connected to one of the five primary outfalls detailed in the MDR for the PCGC campus. It is a localized drainage area that does not impact campus-scale storm water planning issues. This site will require a project-specific drainage report to identify proposed drainage and water quality improvements.

The baseline analytical models and the proposed models developed and detailed in the **Wet Utility Infrastructure Report** serve as the technical basis for assessing system capacities of each of the major wet utilities described above for the PCGC Master Plan Update. The results of each model were critical in evaluating, developing, and refining elements of the Master Plan. Up to three site development alternatives of the Master Plan were analyzed towards the refinement of a preferred and final option to the PCGC Master Plan Update. The report provides specific recommendations and illustrates these recommendations in the included exhibits for the Master Plan..

02.09 NATURAL GAS UTILITY SERVICE

The existing Placer County Government Center campus is fed from PG&E natural gas lines entering the site area at three locations. There is an 18-inch main in Atwood road, with an existing 2-inch branch and a 4-inch branch entering the southern portion of the site area at F Avenue. There is a 4-inch line that extends along Willow Creek Drive and enters the site from the east. And finally, there is a 4-inch main that runs in Bell Road with a 4-inch branch line that enters the site from the north at Richardson Drive.

The existing buildings at the outer edges of the campus would continue to be served from existing gas lines to avoid any disruption in service. The buildings at the south end of the campus between E and F Avenues, the jail complex, along with any gas loads associated with the new buildings **Corporation Yard/ Admin/Training Center-F, and Parks and Ground-K3** would continue to be served from the 4-inch main extending up from the south.

The existing buildings along the west side of the campus along B Avenue, along with the existing Justice Center and Juvenile Detention building, and also including the new buildings **Warehouse-D and E, Probation Support-G, Dive Unit-K1 and Data Center Expansion-2**; would continue to be served the existing mains extending from Richardson Drive.

The new **Admin Services-1 and Health and Human Services-A** buildings would be served from a new line extended from the 4-inch gas branch near the north side of the Finance and Administration building. This will allow these early phase buildings to be constructed without running long new gas mains prior to the construction of new roadways.

The remainder of the master plan buildout new buildings would be served from a new gas main extending along 1st Street from Atwood Road to Bell Road. This new main could also be connected to the branch from the east along Willow Creek Drive to allow multiple feeds into the campus for reliability and pressure equalization. The new 1st street main would be extended as roadways are improved and new buildings are brought online.

The new **Community Events Center-M, Agricultural Commissioner and Farm Advisor-C, Utilities Department-K2 and Hotel-H** buildings proposed along County Center Drive would be served from a new branch gas main connected to the new line in 1st Street along the new roadway (currently D Avenue). There is too much gas load for these buildings to be connected to the branch in Richardson Drive being extended to the Health and Human Services-A

building.
The existing building complex that is between B and C avenue that will remain is fed gas from the existing line in 1st Street. It is proposed to reconnect the complex to the new line proposed to be installed at 1st Street. Consideration will be needed to phase the new gas line construction to maintain service to the existing complex.

02.10 ELECTRICAL

The electrical systems on the Placer County Government Center (PCGC) Campus are in good condition overall. PG&E maintains the 12 kV medium voltage electrical services and transformers on Campus and has indicated they have sufficient capacity on their systems to serve the current Campus electrical demand with no concerns. In further discussions with PG&E they have also expressed confidence in their ability to serve the new Placer County Government Center properties in the future as the Campus develops new buildings, adds additional square footage, and continues to both maintain and renovate their existing facilities.

The PG&E medium voltage infrastructure is primarily installed in underground duct banks routed along the major streets and roads on Campus. The primary electrical services for the Government Center originates in multiple locations at Bell Road on the North side of the Campus. From there the main electrical distribution feeder travels down Richardson Drive in a generally North/South orientation down to Atwood Road. From Richardson there are a number of branch electrical service feeders such as B Avenue to the West, and 3rd Street, C Avenue, and B Avenue to the East. Additional primary 12kV electrical service also originates on the East side of the campus off of Bell Road following South along 1st Street and at Country Center Drive which serves the Northern and West parts of the Campus respectively.

In addition to the underground medium voltage duct banks, there are a number of locations on the Government Center Campus where electrical services are routed above ground on power poles. These installations are concentrated mostly along B Avenue (East), E & F Avenue, and there are additional poles in smaller quantities on additional surface streets (See Appendix F for a complete list). These utilities should look to be undergrounded with future master plan design efforts. Subgrade electrical utility infrastructure is more reliable than cabling installed on poles and is more aesthetically appealing.

The PG&E medium voltage cables typically terminate in pad mount service transformers providing power to the Campus's buildings. These transformers vary in both their KVA size, and secondary voltage depending on the building served. See Appendix F, Table 1 for a summary of transformer information and their configurations.

There are branch circuiting limitations in many of the older facilities on Campus (not enough breakers to serve current or new electrical loads), but equipment is functioning well and the services have enough capacity to power the buildings. Some panelboard update projects should be considered for adding additional branch circuit breaker positions at buildings. The County should push to ensure that all branch circuit panels have a minimum of 20% spare breaker positions available in all boards. Any board with less than 5% of available positions should be renovated to add additional panel sections. This space for breaker availability is crucial. Without available breaker positions available in boards the County over time will pay more for standard maintenance activities, and minor TI work within the existing buildings. In the worst case scenario boards without spare breaker positions make it difficult to back feed panels in the case of other electrical equipment failure.

The Campus has multiple photovoltaic installations installed totaling approximately 580 KW, and generating around 900,000 KWhr's per year. There are four existing systems installed on Campus to date. Additional installations will be necessary for the Campus to achieve its zero net energy (ZNE) goals.

The current PV generation on Campus is only about 13% of the total demand, and falls well short of the ZNE goal. In order to meet ZNE significant future PV arrays will be needed, and this must be combined with a much focused effort on improving the energy efficiency of existing to remain buildings and systems on Campus. ZNE is a difficult goal to obtain and requires cutting edge engineering and construction techniques.

Another way to help obtain ZNE is with highly efficient lighting and lighting control systems. Most existing interior lighting on Campus is the fluorescent type and in good working condition. However, the

fixtures lack illumination quality and controllability when compared to more modern office buildings. Interior lighting upgrades to LED sources should be implemented over time for existing to remain buildings on Campus. This upgrade should be coupled with additional lighting controls which utilize continuous dimming and daylight harvesting. All rooms and spaces on campus with windows or skylights must implement daylight harvesting. This approach alone when used with occupancy sensors in the spaces will have significant energy savings for the Campus.
Large portions of the exterior lighting on Campus is LED (mostly building mounted fixtures), but upgrades should be implemented to retrofit or replace all remaining exterior lighting to LED. Currently the parking areas and pole mounted fixtures on campus can easily be LED type. A single style should be considered for pole mounted and other exterior fixtures going forward. It is suggested the fixture types used at the Campus's latest building (the Animal Shelter) would be a good standard to consider. This set of standard LED fixture types, color, style, finish, and kelvin color temperature will help unify the visual aesthetic and lighting look across the campus as new buildings are constructed.

Interior and exterior lighting fixture upgrades on Campus represent a great opportunity for energy savings, and will help the campus push to achieve the zero net energy goal. Another advantage to fixture upgrades is they can be implemented separately, and at almost any time as they are not dependent on other large scale renovation scopes of work and instead can be standalone projects.

02.11 TELECOMMUNICATIONS

The existing telecommunications infrastructure on Campus is in fair condition. However, significant conduit infrastructure updates are necessary on the site for County services to meet current and future needs. One of the most problematic conditions is the existing conduit system is shared at multiple locations between the County and the network provider AT&T.

This condition has developed over time as raceways for both the County and AT&T were needed along the same routings but not enough conduits existed. The County should own and maintain their conduit infrastructure exclusively going forward. Underground conduit for fiber optic, copper, and CATV interbuilding cable distribution should be upgraded to support current and future building needs. The pathway should be engineered in a logical manner that allows for future growth of the campus to easily implement pathway from a nearby manhole or vault, without impacting existing services. Primary and secondary utility services should be provided from opposite entry points at the edge of campus (for redundancy). These services should be routed to the Campus MDF in such a way as to afford physical separation and protection of cabling from a single cable loss or backhoe event. This prevents losing the primary and secondary services simultaneously.

Currently with the scheduled (and previously completed) demolition of buildings on Campus and the implementation of the Master plan there are opportunities to enhance the conduit systems with both new conduits and re-purposing of existing infrastructure made available from the removal of older facilities.

02.12 LANDSCAPE ASSESSMENT

The Placer County Government Center (PCGC) is located north of Auburn in the Northern California foothills of the Sierra Nevada range. Buildings remaining from the DeWitt General Hospital facilities play a strong role in providing a context and shaping the current campus layout. This section discusses the following elements to be considered in the proposed Placer County Government Center Master Plan Update (PCGC Master Plan Update).

- Campus Imperviousness
- Landscape Zones
- Drought Conversion Plan
- Landmark Trees
- Tree Health/Vigor
- Dominant Tree Species

Urban Forest, Site Planning and Site Design

Site planning, site design, the urban forest canopy and architectural design will be critical place-making components for the PCGC campus. Because the site does not have significant vistas or views of surrounding landscape features, the importance of good site planning and design articulation is heightened. Because the site has developed over time, there is not a consistent application of landscape treatments or design elements.

The opportunity exists to develop the PCGC Master Plan Update with a consistent set of landscape treatments recommendations that can reinforce the organization and design intent and enhance the overall sense of place. The urban forest can also be improved to include site appropriate species that provide shade, improve aesthetics and increase species diversity.

LEGEND

- Buildings
- Roadway
- Parking
- Concrete paving/sidewalks
- Turf/vegetation
- Tree cover
- Streams & Canals
- Project Boundary

CAMPUS IMPERVIOUSNESS

Impervious surfaces such as asphalt can create heat islands and increase the concentration of stormwater runoff. Parking, roadways and buildings dominate the majority of the central and eastern portions of the site. To the west, riparian corridors originate and terminate in the oak woodlands. The woodlands, pond and natural areas provide an opportunity to infiltrate stormwater as well as provide open space and a visual buffer and transition to surrounding Residential areas.

The tree cover provides some shade relief, but it is not continuous in most parking lots, roadways or walkways. Increased plantings within parking lots can help mitigate the heat island effect and provide air quality benefits. In addition, roadway plantings can designed to reinforce wayfinding and place-making. Shading along pedestrian paths will also encourage walking within the campus.

LEGEND

- Heritage Courtyard
- Turf
- Open Space
- Parks/Large Shaded Turf Areas
- Wetlands & Pond
- Stormwater basins
- Native Oaks
- Senior Garden
- Plazas & Outdoor Seating Areas
- Streams & Canals
- Project Boundary

LANDSCAPE ZONES

Existing landscape zones are primarily associated with heritage buildings, new development or oak woodlands or the landscape appears to be unplanned open areas. There is little cohesiveness between the different landscape zones.

Existing courtyards within the area of the DeWitt General Hospital era buildings are rectangular open spaces created by the space between the rows of one story buildings. A few of the courtyards have been improved and provide shaded seating areas. Some of the courtyards are unused, yet include many of the site's best shade trees. The pattern could also be considered as a design element of the future plan.

Suburban planting strategies are associated with the newer buildings and parking areas. A small grouping of native oaks is in the northeastern and southeaster portions of the site. A larger area of native oaks begins west of the Justice Center and connects to oak woodlands to the west.

Newer development is currently separated from the heritage buildings by blocks of open space (approx. 300 ft x 300 ft). Barracks and hospital wards were removed from these locations and provide non-irrigated turf areas. The remnant areas provide opportunities to reorganize the site and to consolidate and locate the open space in a more usable manner.

0 160 640
80 320

MP

Existing courtyard areas vary from those that are more developed to those with only a tree and native earth, decomposed granite or road base.

Landscape associated with newer buildings such as the Community Development Resource Center typically includes foundation and accent plantings and a variety of tree species.

Most parking lots include islands planted with shrubs and shade trees. However, less than 50 percent of the parking lot is typically shaded. Opportunities exist to increase the amount of shade and reduce the heat island affect associated with parking areas.

Several outdoor eating areas are provided for staff. The spaces were not observed to be highly used even though they typically include seating, tables and shade.

A cluster of native oaks is located east of 1st Street and north of Professional Drive. Although not recorded on the County's arborist report, the trees appear healthy overall and could be incorporated into the PCGC Master Plan Update elements for this portion of the site.

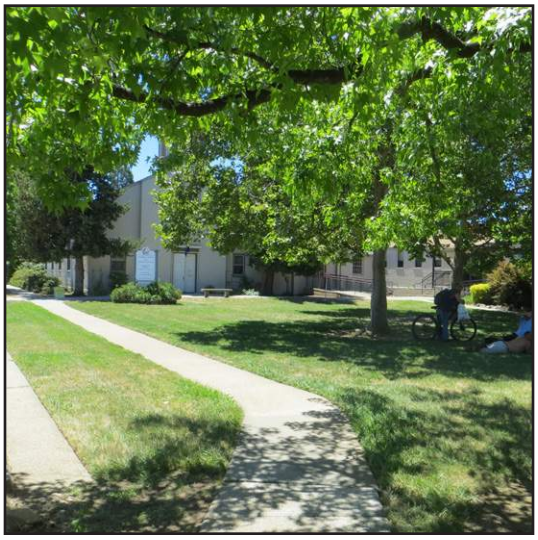
An example of improvements that do not relate or reinforce a strong community space includes the two outdoor chess game tables are located at the intersection of Professional Drive and 1st Street. The location of the equipment does not relate to the surrounding uses and may be better used if placed near other park-like amenities.

North of Atwood in the western portion of the site, an oak woodland helps the site transition from mixed use development to a native landscape. The area offers the potential for trail connectivity between the PCGC campus and the surrounding area.

A pond lies in the western portion of the property. It receives runoff from areas within the PCGC site and is also connected to an intermittent stream to the north of the property. Public access to the pond is restricted, but how the pond is part of the overall stormwater strategy should be considered.

The Senior Community Garden and an associated Edible Demonstration Garden is located between D Avenue and E Avenue. The garden is the result of a partnership between Placer County and the University of California Cooperative Extension and occupies the unused portion of an athletic field. In addition to the opportunity to provide fresh, healthy food for seniors, it also offers a place for socializing.

The Ophir Canal parallels 1st Street. The canal was built in its current location in 1943 when the DeWitt General Hospital was developed. Although the water quality is low due to upstream erosion, agricultural runoff and litter, the Canal provides an interesting visual and historical element to the site and reinforces the site's southeast/northwest axial orientation.



Park-like areas of shaded lawn are located near the Foothill Center for Spiritual Living chapel west of 1st Street and south of B Street.

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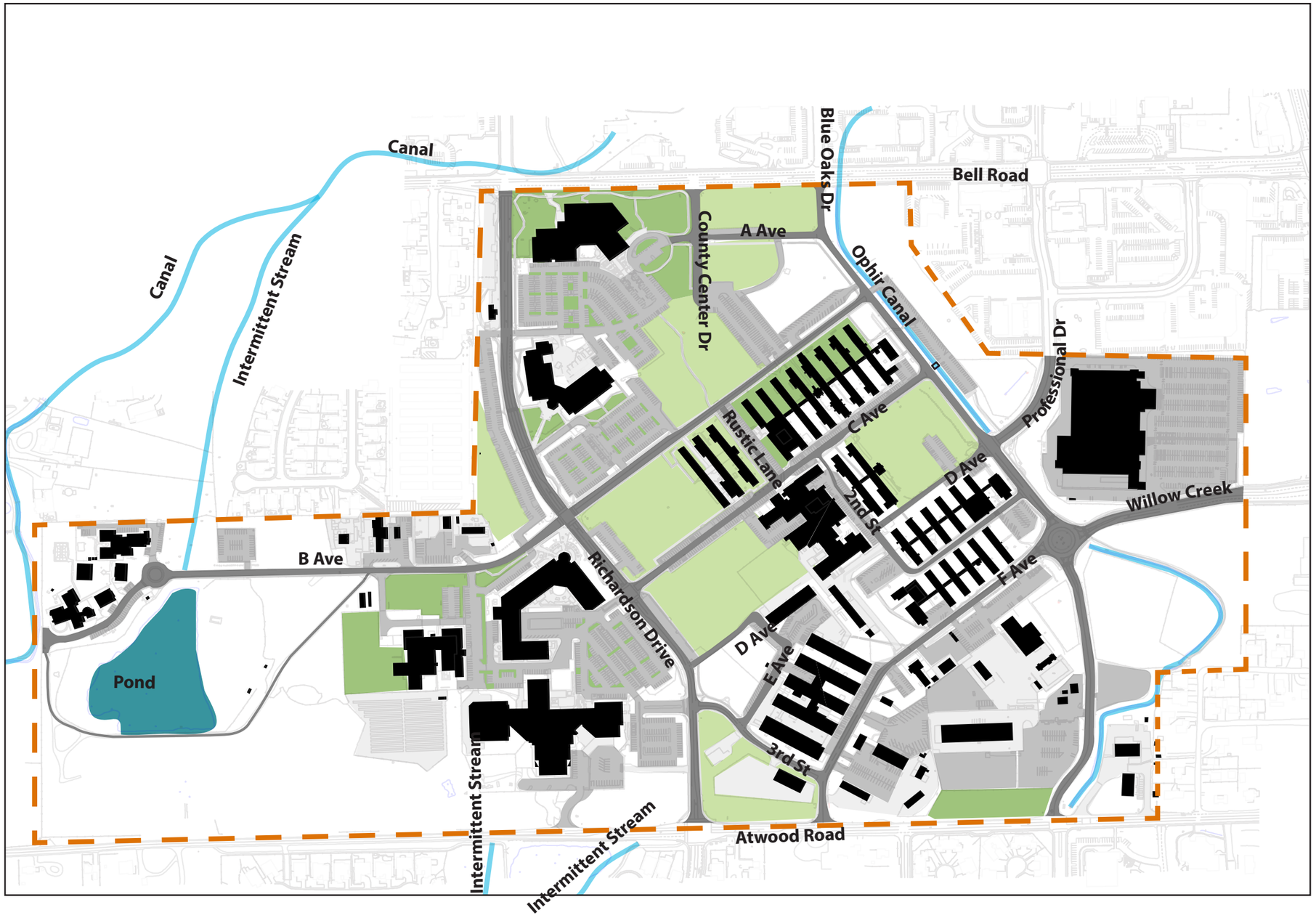

LEGEND

- Turf Areas
- Non-Irrigated Turf Areas
- Streams & Canals
- Project Boundary

DROUGHT CONVERSION PLAN

A statewide drought emergency was issued by the governor of California in April 2015 Governor Brown issued an Executive Order exacting restrictions to reduce water consumption by 25% statewide. Placer County has tracked irrigation water usage since 2013. Based on 2013 usage, the County reduced water use in 2014 by 34 percent. In 2015, they further reduced water use by 70 percent in comparison to 2014 usage.

A significant component of the water reduction is the conversion of turf areas to more low water landscapes. The PCGC Master Plan Update has an opportunity to further identify the highest and best use of irrigated landscapes to support the PCGC Master Plan Update goals and objectives.

LEGEND

- Oaks (Blue, Live, Pin, Silk, Valley)
- Giant Sequoia
- Native oak woodlands (Not included in tree report)
- Streams & Canals
- Project Boundary

Data collected from Placer County Tree Report, 2006.

LANDMARK TREES

The Placer County Tree Preservation ordinance identifies "Landmark Trees" as a tree or grove of trees with historical or cultural value, an outstanding specimen, or an unusual species and/or of significant community benefit. Five different species of oaks were identified in the 2006 *Tree Report* for the Placer County Government Center campus. These trees as well as the stand of Giant Sequoia near the Bell Road/Richardson Drive intersection would qualify as landmark trees on the property. In addition to those trees identified in the *Tree Report*, native oaks stands also exist east of 1st Street and in the western portion of the site.

LEGEND

Excellent:62	27%	
Average:115	49%	
Fair:49	21%	
Poor:7	3%	

Native oak woodlands (Not included in tree report)

Streams & Canals

Project Boundary

Data collected from Placer County Tree Report, 2006.

TREE HEALTH/VIGOR

The 2006 Tree Report provided a health assessment for the trees on the PCGC site. The report did not include the stands of native oaks east of 1st Street and in the western portion of the property. Of the 279 trees inventoried, 45 have been subsequently been removed because they were identified as a hazard tree, with poor health. Of the remaining 231 trees, almost half are of average health, 27 percent are identified as having excellent health, 21 percent are identified as having fair health and 3 percent have poor health.

Trees are often in conflict with other goals and actions in human controlled and managed spaces. These conflicts start even before the tree is planted, and continue throughout the life of the tree. These include poor nursery practices, past and present soil disruptions, utility work and building construction that damage roots, compact soil, increase paving, create changes in irrigation, and require turf management.

During the development of a recommended trees list, the 2006 Tree Report can provide insights to trees that may be appropriate for the site. Additionally, considerations such as soil conditions and maintenance practices should be reviewed in order to reduce the likelihood of tree stress and improve the likelihood of tree health.

LEGEND

Chinese Elm:30	7%	
Liquidambar:41	9%	
Modesto Ash:61	14%	
Sycamore:87	20%	
Total trees: 219 of 432	50.69%	

Native oak woodland (Not included in tree report)

Streams & Canals

Project Boundary

Data collected from Placer County Tree Report, 2006.

DOMINANT TREE SPECIES

Over 50 percent of the tree canopy assessed in the 2006 Placer County Tree Report are comprised of four species. 42 trees make up the remaining 50 percent. Sycamores are heavily clustered within the heritage areas of the campus. These trees were planted in the courtyards between the barracks and the patient wards.

Diversifying the tree canopy and selecting regionally appropriate, drought tolerant species can help improve the ability for the tree canopy to be more resilient over time. The urban tree canopy also plays an important role in place-making and wayfinding. Future species recommendations and design strategies should reinforce campus organization and character.

02.13 ECONOMIC ASSESSMENT

A market analysis of selected land uses was conducted to help inform the Placer County Government Center Master Plan Update (PCGC Master Plan Update) and its land use options. Although the PCGC Master Plan Update focuses on creating a campus for government uses, the site offers a unique opportunity to provide a myriad of services and amenities to the North Auburn Area and beyond through the additions of public open space, community amenities, and a mix of nongovernmental land uses.

This analysis identified several opportunities regarding the proposed mix of land uses for PCGC Master Plan Update. The mix of government, residential, and commercial uses, is not only in line with place making trends that value walk-ability, public spaces, and mixed uses, but also presents an opportunity to create a town center that enhances and reflects North Auburn's identity. Existing and proposed community assets—like nearby medical facilities, the Foothill Farmers Market, and the community itself—should be leveraged to inform development programming, which has to be creative (e.g. food hall concept, educational uses) to overcome current market fundamentals that are unattractive to developers. The competitive advantage of PCGC relative to other sites can be improved through the inclusion of on-site amenities such as open space as well as through various place making techniques such as creating connections between the various land uses. Successful place making efforts will improve market capture of commercial uses.

Despite the opportunities identified for nongovernmental uses at PCGC, several constraints regarding new development on the site were also identified. There is an overall high cost of construction and current Auburn rents marginally support new residential development and do not support new office/retail development. The site's location off of Highway 49 is a constraint given its lower visibility and lack of direct access to the Highway, making the site less attractive to traditional retail developers and tenants. Despite strong market fundamentals for multifamily residential and hotel uses, current trends for the office and retail markets show stagnant rent growth, which will likely discourage immediate development of these products. A land use program that limits office space and maximizes land for residential uses is recommended for the site. The long-term land use plans should emphasize flexibility in order to adapt to emerging trends in land development.

A mixed-income and mixed-age approach to the proposed residential development is also recommended. This approach would help maximize the market segments captured by the project. Offering a mix of market-rate and below market-rate residential units meets the housing needs of both professional and low-income residents. Housing prototypes of 900-square-foot units at densities of 30 units per acre and 50 units per acre were evaluated. The 30-unit per acre density was found to be more feasible than the 50-unit per acre project due to the higher construction costs associated with densities of 50 units per acre. It is recommended that the County consider strategies for reducing total development costs in order to encourage the type of residential development the County desires on the site. These include waiving or deferring fees, maximizing parking through shared parking programs, reducing parking requirements, and pursuing Low Income Housing Tac Credit projects.

Realization of a mixed-use PCGC employment center will require a blend of public and private funding sources. Arising out of this study, it is recommended that the County develop a more definitive approach to identifying initial phase of development, an initial infrastructure cost, and work to determine the specific role of public and private entities and corresponding financing strategies. Funding sources that could be used in a financing strategy to fund infrastructure improvements have been identified in Appendix G.

02.14 ZERO NET ENERGY, ZERO NET WATER AND CARBON NEUTRALITY PLANNING ASSESSMENT FINDINGS

California's climate is changing and will continue to change throughout the Placer County Government Center Master Plan Updates (PCGC Master Plan Update) planning horizon. These changes will have significant impacts on local and State water resources, energy supply, human health, environmental health, wildfire, and others. In response to the changing climate, there has been an unprecedented State policy focus on mitigating greenhouse gas emissions and adapting to coming change. California Assembly Bill 32, the California Global Warming Solutions Act of 2006, requires California to reduce its GHG emissions to 1990 levels by 2020 and 80% below 1990 levels by 2050. There is a concerted and far-reaching effort to

achieve these goals. There are four specific policy/regulatory issues that will impact the PCGC over the next 20+ year planning horizon: Zero Net Energy, Zero Net Water, Carbon Neutrality, and Resiliency. This section summarizes initial master planning assessment findings. Additional details and analysis can be found in Appendix G: Zero Net Energy, Zero Net Water and Carbon Neutrality Master Planning.

Carbon Neutrality and Climate Resiliency

The PCGC Master Plan Update is exploring a broad range of options to reduce its greenhouse gas (GHG) emissions, increase on-site carbon sequestration, and address related resiliency issues.

The State has aggregated the best available local climate change projections from California's scientific community. This data informs PCGC Master Plan Update resiliency, energy and water efficiency efforts. Placer County Government Center climate change projections are summarized below:

- Auburn and Placer County mountain areas are projected to undergo the largest annual temperature rise of anywhere in the state. Average annual temperatures are projected to increase by 3.8 to 6.7oF by the end of the century. Peak day/night temperatures are increasing as well. This will increase energy use and costs for A/C. It may make some passive and low energy strategies that are currently effective in the PCGC 's current climate (i.e., strategies that take advantage of cool night temperatures) more challenging in the future. It will stress landscaping and the environment. It is likely that new varieties of pests and disease will appear as the climate becomes more hospitable to them.
- Extreme heat events (e.g., heat waves, heat storms) are projected to increase significantly. Auburn's historical average of 3-5 extreme heat days per year is already being exceeded significantly with ~10 extreme heat days annually in recent years. By 2030 there may be years with over 30 extreme heat days, and this could double in the latter part of the century. This results in a number of significant vulnerabilities.
- Sierra snowpack in Placer County is projected to decrease by 46-65%. This decline in snowpack will have significant impacts on water supply and wildfire.
- Wildfire risk is increasing. Related smoke and air pollution will be a significant concern. There is a corresponding fire risk in PCGC's landscaping, particularly the more densely landscaped/forested areas.
- Significant changes in long term total annual precipitation is not projected for Auburn. However, projections show decreased summer precipitation. Coupled with decreasing snowpack and continuing potential for drought, water resources will continue to be a critical concern for both PCGC and Placer County.

The PCGC Master Plan Update presents a unique opportunity for the County to serve in a leadership role for how the County as a whole should consider and address a wide variety of climate mitigation, adaptation, and resiliency initiatives.

The PCGC has a total annual GHG emissions of 3,048 metric tons of CO2 (MTCO2) per year in 2015. Electricity consumption accounts for ~43%, building related natural gas use accounts for 32%, transportation (including the CNG refueling station) accounts for 25%, water use (treatment and pumping) accounts for7%, and sewer (treatment and pumping) accounts for 0.3% of the site's GHG emissions. GHG emissions for other aspects of the campus operations (i.e., office consumables, refrigerants) are not included in this analysis but are expected to be small compared to the currently tabulated uses.

One of the questions that has arisen is whether it makes sense, from a carbon perspective, to keep some of the older DeWitt General Hospital buildings or replace them with more efficient construction. A life cycle carbon analysis was performed on a typical ~4,000 sq ft DeWitt barracks wing. Energy consumption for a typical DeWitt General Hospital building results in annual GHG emissions of 16.1 metric tons of CO2-equivalents (MTCO2E). Replacement with a new efficient building would emit ~7.3 MTCO2E annually from energy use, but have "one-time" GHG emissions of 44 MTCO2e due to demolition, landfill/recycling, new construction, and embodied GHGs in the new construction materials. It would take 4 years of operation to "pay back" the initial GHG impacts of new construction. Deep energy retrofits to the existing DeWitt building to achieve the same energy efficiency levels would have a much quicker "carbon pay back," but the costs for

Cal-Adapt is the State's tool to aggregate local climate change projections. It was developed by UC Berkeley's Geospatial Innovation Facility. Funding and advisory oversight was provided by the California Energy Commission's Public Interest Energy Research (PIER) Program. Additional advisory support has been provided by Google.org.

renovation and ability to implement deep energy retrofits without significant architectural changes to the building need further refinement. The overall result of the lifecycle carbon analysis is that in the long run, building energy efficiency drives the overall building carbon footprint. It doesn't have a significant impact on lifecycle carbon emissions whether the needed building energy efficiency improvements are achieved through deep energy retrofits to the existing buildings or replacing older buildings with new, efficient construction.

Zero Net Energy

California plans to completely reshape its energy future over the next 30 years. The single largest energy issue facing PCGC Master Plan Update are the State's Zero Net Energy (ZNE) policy goals requiring all new residential construction to be ZNE by 2020, all new nonresidential construction be ZNE by 2030, and 50% of all existing nonresidential construction be ZNE by 2030. There is concerted policy/regulatory development and R&D underway to achieve these goals and the state is on track to meet the 2020 residential ZNE goals. There is a strong likelihood that future building construction and renovation at the PCGC will be required to meet some type of ZNE requirement.

A detailed analysis of existing PCGC building energy use has been performed. In 2015 the PCGC consumed $174,750 of natural gas and $1.5 million in electricity. The PCGC has four large PV systems with 0.58 MW of total installed capacity, and three facilities already ZNE or close to being ZNE. It will be important to systematically plan for energy efficiency retrofits and additional on-site renewables in existing PCGC buildings. Appendix G provides building level energy consumption details and retrofit prioritizations based on total energy use as well as efficiency levels. There is significant energy efficiency opportunities.

Research shows that new ZNE buildings are technically feasible for Auburn's Climate Zone (refer to Appendix G for details). New building construction should plan to meet a target energy use intensity (EUI) of 30 kBTU/sq ft/year—a level considered "ZNE Capable", or at minimum with EUIs between 30 and 40 kBTU/sq ft/year (considered to be "near" ZNE capable and that can attain ZNE with moderate efficiency improvements (in the 10-20% range) or a larger PV array). Given the relatively near-term ZNE policy goals, it is very likely that buildings will be required to be built to these efficiency levels at time of construction. Proactively planning for these efficiency levels now results in a variety of benefits. Buildings with EUIs > 40 kBTU/sf/year should be minimized.

Zero Net Water

The current drought foreshadows the challenges Placer County and the State will have meeting increased water demand from a growing population as supplies are impacted by climate change and drought. There is a growing voluntary, regulatory and policy focus on more holistically and comprehensively managing and balancing all site water flows and uses. Collectively these strategies with the goal of offsetting all water purchases/imports with increased on-site water reuse, recycling, groundwater recharge, improved "green" stormwater management, rainwater harvesting, etc. are becoming known as "Zero Net Water" (ZNW). The PCGC Master Plan Update is evaluating comprehensive approaches to holistically managing all site water flows/use and developing strategies to be a regional leader of efficient water management required by all Placer County water users in the future.

For 2015, PCGC purchased 127 acre-feet (AF) of water. Of this, 74 AF was used for interior/domestic uses, and 53 AF was used for irrigation (which was severely curtailed in 2015 due to the drought—Irrigation is typically significantly larger in non-drought years). Approximately 66 AF ends up as wastewater and flows into the sewer. PCGC receives just over 36" of rain per year. This equates to ~608 acre-feet (AF) of water hitting the site annually. Of this rainfall, 63% (382 acre feet) hits the landscape and infiltrates into the soil to recharge groundwater and streams. 4% (23 acre feet) evaporates. The remaining 33% (203 AF) strikes roofs (49 AF), paving and other hardscape and runs off. Prior to development, ~95% of this rainfall infiltrated into the ground (charging aquifers and feeding streams), 4% ran off the site (surface runoff), and 1% was evaporated.

The PCGC Master Plan Update is evaluating a holistic range of strategies to return the site closer to pre-development runoff conditions. There is significantly more rainfall on the site than is used by the facility. In fact, undesirable storm water runoff is significantly larger than water purchases. Runoff from roofs alone could nearly meet 2015 irrigation needs. While there will be challenges using all of this given the distributed nature of the site, there are nevertheless significant

water harvesting opportunities. The water balance suggests significant opportunities for rainwater capture/reuse from the roofs, opportunities for a wide range of green-infrastructure storm water management techniques, gray water reuse and ecological water recycling.

02.15 BIOLOGICAL RESOURCES ASSESSMENT AND JURISDICTIONAL DELINEATION

Qualified biologists prepared a Biological Resources Assessment for the Placer County Government Center by conducting site visits to identify biological resources and waters of the US present within the study area.

The Biological Resources Assessment identified four land cover types existing within the site. The majority of the site is made up of native and non-native annual grassland that includes patches of native and non-native weedy species (ruderal vegetation) throughout the site, most of which are also disturbed. The remaining acreage consists primarily of oak woodland (Quercus lobata), and developed/disturbed habitat. Two detention basins and a small pond also exist within the site boundary, and the area surrounding the pond provides a limited amount of riparian habitat within the project site. These land cover types are described in more detail in the Biological Resources Assessment (Dudek 2016a) in Appendix H.

A total of 23 native and non-native species of vascular plants were recorded during the field survey. No special-status plant species or suitable habitat for these species were observed on the site; therefore, construction impacts on special-status plants should not constrain development of the site. At this time, no impacts to the pond in the western portion of the site are anticipated; therefore impacts to riparian vegetation and associated special-status plants that have potential to occur on the site would not occur.

Thirteen wildlife species, including raptors, were recorded on the site during the survey. No animals that have been designated as threatened or endangered under the federal and California Endangered Species Acts were detected during this survey. However, all native birds in California are protected by the federal Migratory Bird Treaty Act (MBTA), and Section 3503.5 of the California Fish and Game Code specifically protects raptors such as those observed at the site. Measures to avoid impacts to protected birds include having a qualified biologist complete a nesting bird two weeks prior to construction during the nesting season (February 1-September 30) to determine if any native birds are nesting on or near the site (including a 300 foot buffer for raptors) and establishing a suitable avoidance buffer based on species, location and planned construction activity. These nests would be avoided until the chicks have fledged and the nests are no longer active. An additional measure would be to remove any habitat (i.e., trees) outside of the breeding bird season when feasible.

All buildings throughout the site could potentially be occupied by Townsend's big-eared bat, which is a candidate threatened species and Species of Special Concern in California. One measure to avoid impacts to bats consists of having a qualified biologist conduct a pre-construction bat survey 30 days prior to construction to assess whether roosting bats occur in these areas of the project site. If roosting bats are detected, consultation with CDFW would be necessary to identify appropriate measures to be taken to avoid and/or minimize impacts to the species, which can include approval to exclude any bats potentially found on the project site before demolition of or work in the vicinity of any buildings. Alternatively, a bat roosting survey can be completed further in advance of construction, outside of the maternity season, so that bat exclusion measures can be taken to prevent roosting from occurring.

The Biological Resources Assessment noted that several small depressions were observed that contained hydrophytic vegetation such as curly dock (Rumex crispus), and hydrology was further evidenced by surface soil cracks. The Jurisdictional Delineation (Dudek 2016b, Appendix H) was completed to further characterize these features. It concluded that the study area supports a total of 6.71 acres of wetlands and 2,063.00 linear feet of other waters that are anticipated to meet the criteria for jurisdictional waters of the United States, as summarized in Table 1.

TABLE 1 WETLANDS AND WATERS WITHIN THE STUDY AREA			
Feature	**Location**	**Acres**	**Linear Feet**
Wetlands			
Seasonal Wetlands (five individual features mapped)	One located in the northeast corner of the study area, east of Ophir canal	0.02	N/A
	Four located south of C Avenue and east of Richardson Drive	0.22	N/A
Detention Basin 01	North of intersection at 1st Street and Professional Drive	0.99	N/A
Detention Basin 02	East of 1st Street, south of Willow Creek Drive	1.47	N/A
Detention Basin 03	West of 1st Street, south of F Avenue	0.63	N/A
Freshwater Pond	Western portion of study area	2.95	N/A
Freshwater Emergent Wetlands (two individual features mapped, one is a linear feature)	North and south of freshwater pond	0.43	147.75
Total	6.71	147.75	
Other Waters			
Ophir Canal	East of 1st Street between Bell and Professional Drive and east of detention basin 2 and following eastern study area boundary	N/A	1,832.33
Ephemeral Drainages (two individual features mapped)	Northeast corner of the study area, east of Ophir canal	N/A	230.67
	Total	**N/A**	**2,063.00**

03 SITE DEVELOPMENT ALTERNATIVES

03.01 SITE DEVELOPMENT ALTERNATIVES

Site Development Alternatives for the Placer County Government Center Master Plan Update (PCGC Master Plan Update) are built upon the 1993 Comprehensive Master Plan (CFMP). The Site Development Alternatives reinforces the intent of the CFMP of creating a balance of different land uses throughout the campus and utilizes proposed site and building improvements to create or reinforce open spaces at a pedestrian-oriented scale. The PCGC Master Plan Update makes use of some building sites that are currently occupied by facilities that have reached the end of their useful lives or may potentially do so within the Master Plan Update's planning horizon. In alignment with the PCGC Master Plan Update Vision (See Master Plan Update Project Vision), three site alternatives have been developed, leading to a recommended final PCGC Master Plan Update. Each site alternative has the following goals:

- Consolidation of County government services that would provide an efficient delivery of services.
- Definition of a "Central Green" that would reinforce the PCGC campus identity and provide connectivity through the site.
- To allow the potential for a diversity of different land uses throughout the PCGC campus that would include retail, housing, office, and mixed use opportunities.
- Provide for potential to merge Corporation Yard services into a centralized location along the South edge of the PCGC campus that would increase security and functionality.
- Building footprints for potential County Buildings are defined by the gross square feet (GSF) and number of stories determined by the Quantitative Resource Analysis. From the building footprint area (sf), overall site areas were calculated in order to provide adequate space for parking, water quality management, and landscaping for each potential building site. For potential non-County projects, the potential site areas (sf) for these projects were used to determine footprints for the buildings. Parking quantities and resulting areas are based on the Placer County Zoning Ordinance.

Specific Relocation Projects, as identified by the County, are also incorporated in the PCGC Master Plan Update Site.

PROPOSED SITE AREAS

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FUTURE COUNTY SPACE

Potential County Projects

		GSF	COMMENT	# OF STORIES	BUILDING FOOTPRINT	OUTDOOR SPACE (5% OF FOOTPRINT)	# OF PARKING STALLS (PER ZONING ORDINANCE)	PARKING AREA (# OF STALLS x 325 SF)	15% LANDSCAPE/ SETBACKS	10% WALKWAYS	10% SITE STORM WATER QUALITY MANAGEMENT	TOTAL SITE AREA SF (INCLUDES BUILDING FOOTPRINT)	ACRES
E01	Existing CDRC	122600		2	61300		409						
E02	Existing FAB	90400		2	45200		301						
A	Health and Human Services - Auburn Service Area and Administration	135,700	from HHS Programming Document	3	45,233	2,262	452	146,900	22,035	14,690	14,690	245,810	5.64
B	County Administrative Center	64,800		2	32,400	1,620	216	70,200	10,530	7,020	7,020	128,790	2.96
C	Agricultural Commissioner and Farm Advisor	22,200		1	22,200	1,110	74	24,050	3,608	2,405	2,405	55,778	1.28
D	Warehouse Facility	9,700		2	4,850	243	6	1,950	293	195	195	7,725	0.18
E	Museum Warehouse	19,700		1	19,700	985	13	4,225	634	423	423	26,389	0.61
F	Corporation Yard Administration and Training Center	7,500		1	7,500	375	25	8,125	1,219	813	813	18,844	0.43
G	Sheriff and Probation Support	35,100		2	17,550	878	23	7,475	1,121	748	748	28,519	0.65
H	Fire Station 180 Expansion	10,000		1	10,000	500	33	10,725	1,609	1,073	1,073	24,979	0.57
I	Administrative Services IT/Telecom/Warehouse	64,800		2	32,400	1,620	43	13,975	2,096	1,398	1,398	52,886	1.21
J	FAB & CDRC Annex	19,400		2	9,700	485	65	21,125	3,169	2,113	2,113	38,704	0.89
K	Relocation Projects												
	K1 - Sheriff's Dive Unit	5,760		1	5,760	288	19	6,175	926	618	618	14,384	0.33
	K2 - Utilities Department	5,600		1	5,600	280	19	6,175	926	618	618	14,216	0.33
	K3 - Parks and Grounds	2,160		1	2,160	108	7	2,275	341	228	228	5,339	0.12
	K4 - Tire Barn	3,840		1	3,840	192	3	975	146	98	98	5,348	0.12
T	IT/COM Expansion	1,800		1	1,800	0	1	0	0	0	0	1,800	0.04
	TOTALS	406,260			218,893	10,945	999	324,350	48,653	32,435	32,435	667,711	15.33
											10% CONTINGENCY	**734,482**	**16.86**

FUTURE COMMUNITY SPACE

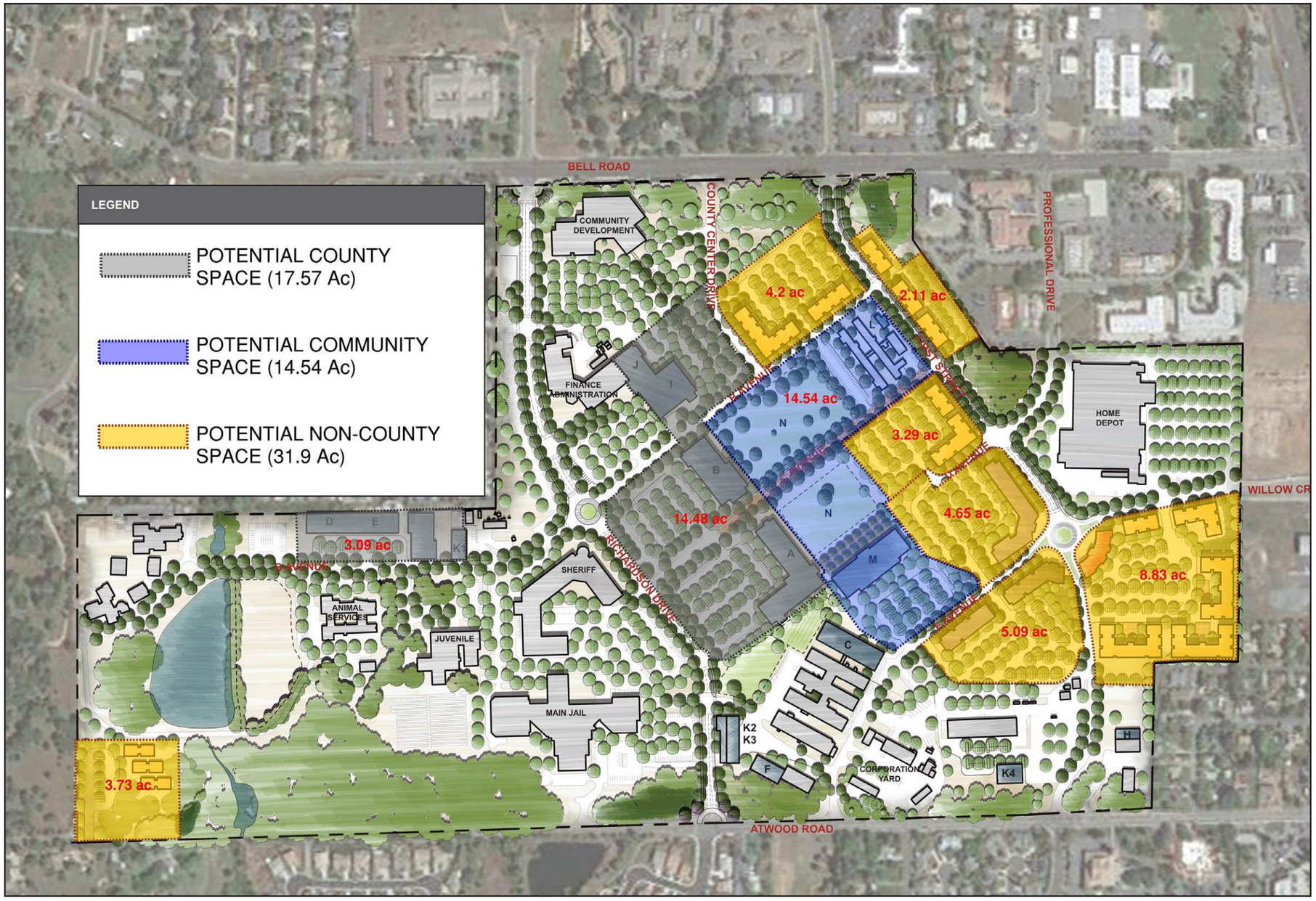
Potential Community Projects

		GSF	COMMENT	# OF STORIES	BUILDING FOOTPRINT	OUTDOOR SPACE (5% OF FOOTPRINT)	# OF PARKING STALLS (PER ZONING ORDINANCE)	PARKING AREA (# OF STALLS x 325 SF)	15% LANDSCAPE/ SETBACKS	10% WALKWAYS	10% SITE STORM WATER QUALITY MANAGEMENT	TOTAL SITE AREA SF (INCLUDES BUILDING FOOTPRINT)	ACRES
L	Dewitt Heritage	37,441		1	37,441	1,872	125	40,625	6,094	4,063	4,063	94,157	2.16
M	Community Events Center	30,000	same size as Citrus Heights	1	30,000	1,500	330	107,250	16,088	10,725	10,725	176,288	4.05
	Central Green	0	same size as Citrus Heights	0								147,587	3.39
	TOTALS	67,441			67,441	3,372	455	147,875	22,181	14,788	14,788	418,031	10
											10% CONTINGENCY	**459,834**	**10.56**

POTENTIAL NON-COUNTY SPACE

Non-Government Uses

		GSF	COMMENT	# OF STORIES	BUILDING FOOTPRINT	# OF DWELLING UNITS (ASSUMED 1000 GSF PER UNIT)	# OF PARKING STALLS (PER ZONING ORDINANCE)	PARKING AREA (# OF STALLS x 325 SF)			10% SITE STORM WATER QUALITY MANAGEMENT	TOTAL SITE AREA PER AUBURN-BOWMAN PLAN/ZONING ORDINANCE	ACRES
R1	Residential	26,400		3	8,800	26	53	17,225			1,723	76,666	1.76
R1.1	Residential	17,600		2	8,800	18	35	11,375			1,138	51,110	1.17
R2	Residential	29,400		3	9,800	29	59	19,175			1,918	85,378	1.96
R2.1	Residential	11,000		2	5,500	11	22	7,150			715	31,944	0.73
R.3	Residential	72,900	RETAIL ON GROUND FLOOR	3	24,300	55	190	61,750			6,175	158,776	3.65
R.4	Residential	54,600	RETAIL ON GROUND FLOOR	3	18,200	41	142	46,150			4,615	118,919	2.73
R5	Residential	54,000		3	18,000	54	108	35,100			3,510	156,816	3.60
R6	Residential	38,100		3	12,700	38	76	24,700			2,470	110,642	2.54
R7	Residential	38,100		3	12,700	38	76	24,700			2,470	110,642	2.54
R8	Residential	50,400		3	16,800	50	101	32,825			3,283	146,362	3.36
SR1	Small Residential	18,000		2	9,000	18	36	11,700			1,170	52,272	1.20
SR2	Small Residential	12,000		2	6,000	12	24	7,800			780	34,848	0.80
SR3	Small Residential	15,000		2	7,500	15	30	9,750			975	43,560	1.00
HO	Hotel	60,600		3	20,200	101	101	32,825			3,283	101,000	2.32
F1	Flex	19,000	ASSUMED 1ST FLOOR 100% RETAIL, 2ND FLOOR 50% RESI/50% OFFICE	2	9,500	5	57	18,525			1,853	47,500	1.09
F2	Flex	23,800	ASSUMED 1ST FLOOR 100% RETAIL, 2ND FLOOR 50% RESI/50% OFFICE	2	11,900	6	71	23,075			2,308	59,500	1.37
F3	Flex	19,600	ASSUMED 1ST FLOOR 100% RETAIL, 2ND FLOOR 50% RESI/50% OFFICE	2	9,800	5	59	19,175			1,918	49,000	1.12
F4	Flex	18,400	ASSUMED 1ST FLOOR 100% RETAIL, 2ND FLOOR 50% RESI/50% OFFICE	2	9,200	5	55	17,875			1,788	46,000	1.06
F5	Flex	29,400	ASSUMED 1ST FLOOR 100% RETAIL, 2ND FLOOR 50% RESI/50% OFFICE	2	14,700	7	88	28,600			2,860	73,500	1.69
F6	Flex	12,400	ASSUMED 1ST FLOOR 100% RETAIL, 2ND FLOOR 50% RESI/50% OFFICE	2	6,200	3	37	12,025			1,203	31,000	0.71
OS	Open Space											117,260	2.69
	TOTALS	620,700			239,600		1,420	461,500			46,150	**1,326,435**	**30.45**
					TOTAL RES. DWELLING UNITS (does not include hotel)	436		*GRAYED AREAS ARE FOR REFERENCE ONLY					



03.02 SITE ALTERNATIVE - OPTION 1

Alternatives including:

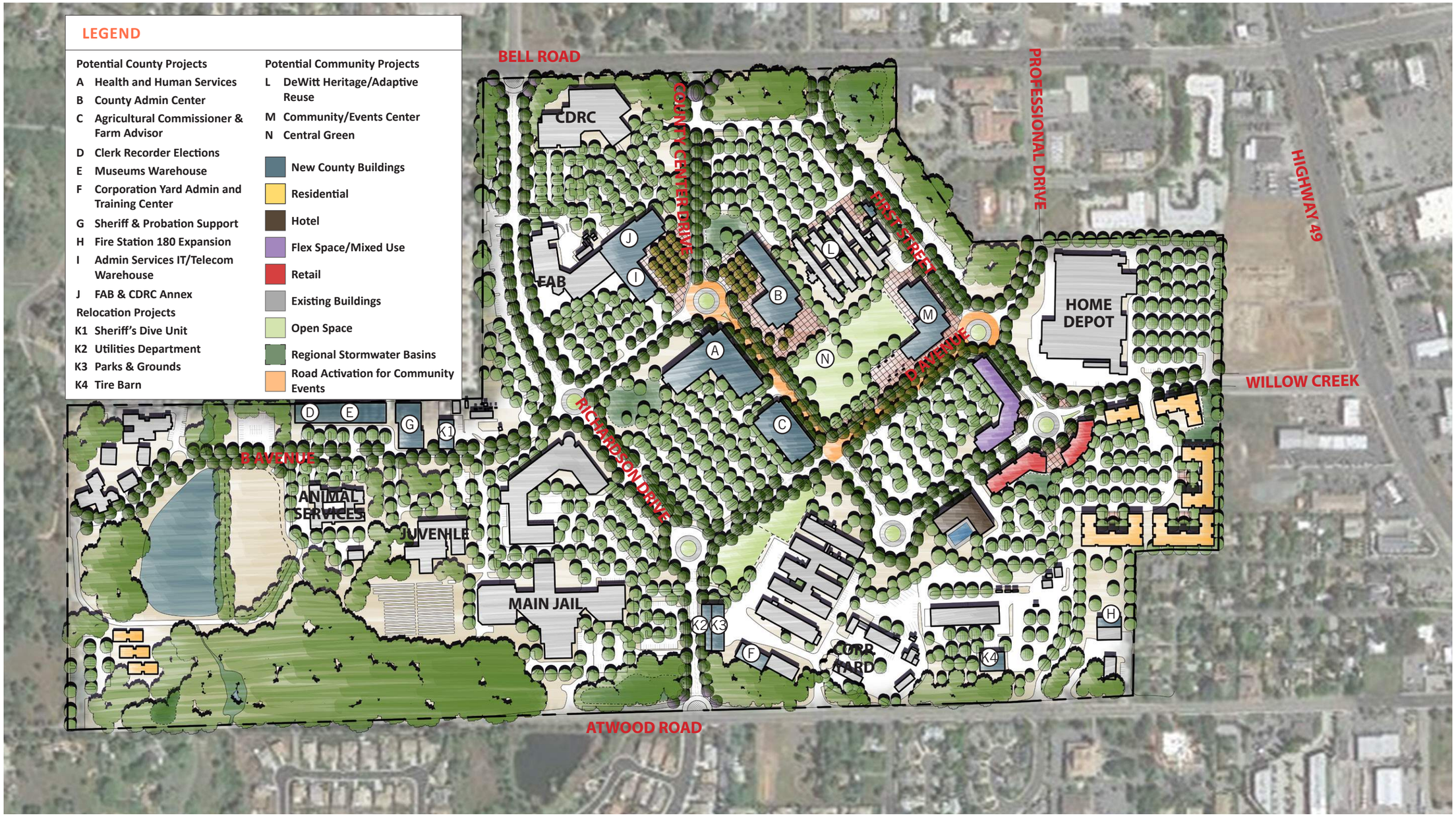
Sheriff's Dive Unit – 1 story, 5,760 GSF
Utilities Department – 1 story, 5,600 GSF
Parks and Grounds – 1 story, 2,160 GSF
Tire Barn – 1 story, 3,840 GSF

Site Alternative – Option 1 was developed in an effort to minimize modifications to the existing street patterns, building sites and utility infrastructure. The existing County Center Drive enters the site and would end at the Central Green Space with a primary focal point being a view to the Community Events Center. The Central Green would be bisected by C Avenue, which could be closed down for events and allow for vendors and food trucks be situated along the street during markets or other events. The new and existing County buildings would be consolidated along Richardson Drive, and would extend to the west, along B Avenue. First Street and F Avenue, along the west edge of the site, is where the residential, retail and mixed use projects would be located, with a large percentage of the development focused towards housing. A small group of housing would be provided at the southwest corner of the site, accessed from Atwood Road.

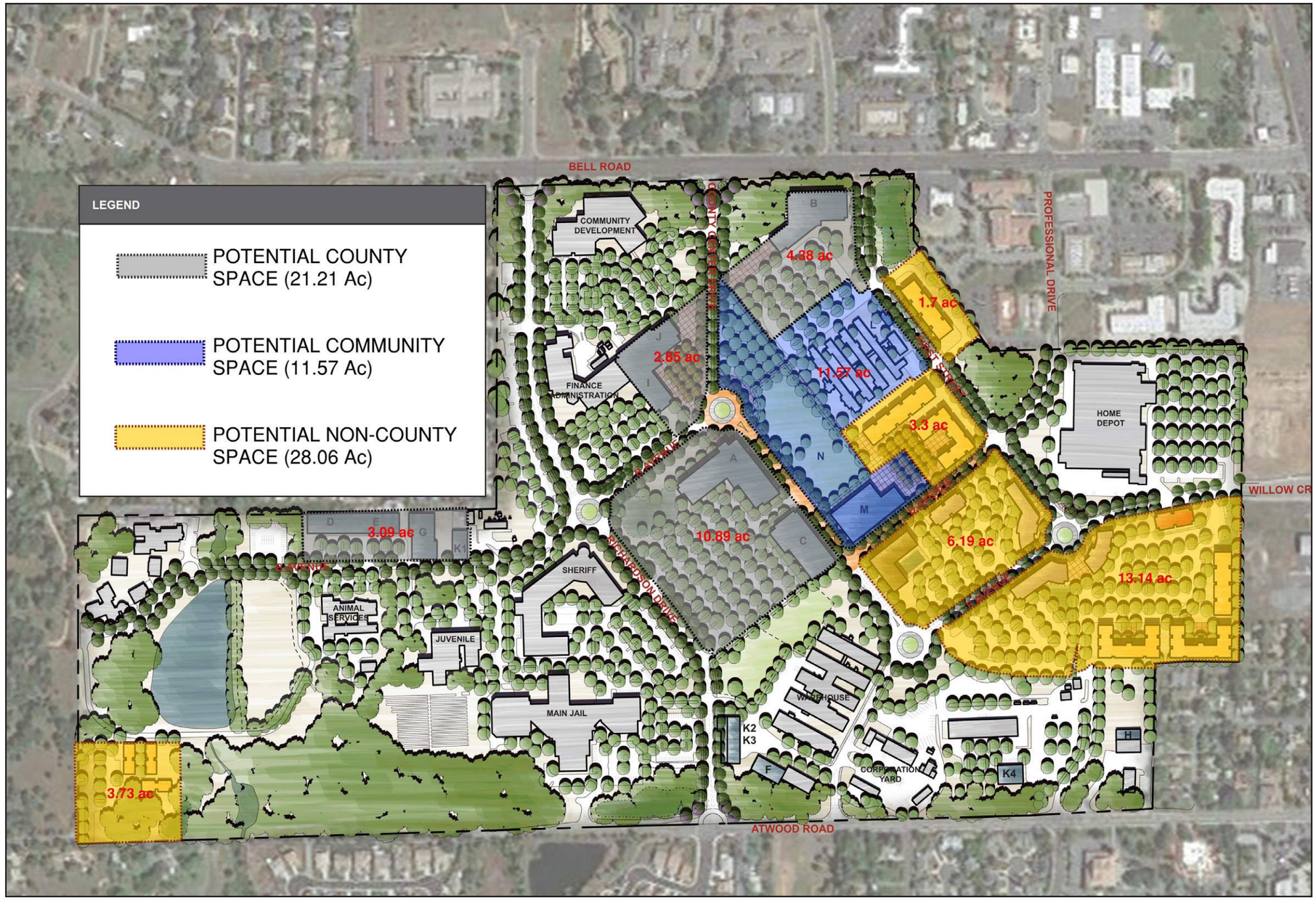
SITE ALTERNATIVE - OPTION 1

03.03 SITE ALTERNATIVE - OPTION 2

Site Alternative – Option 2 would extend existing County Center Drive deeper into the campus terminating in a connection to F Avenue. A turning circle would be located at the intersection of F Avenue and County Center Drive, with the County buildings positioned around the turning circle, creating a plaza space. A portion of C Avenue would now become the Central Green, with C Avenue no longer a main thoroughfare. The Central Green space and Community Events Center would be situated between First Street and County Center Drive, with D Avenue designated for road activation for Events or Open Markets. F Avenue would also end at a turning circle at County Center Drive and which would allow for the desired separation of Corporation Yard functions from the remainder of the PCGC campus. Option 2 would also consolidate non-County uses to the southeast corner of the site, and would provide for a larger percentage of retail than that available in Site Alternative – Option 1.



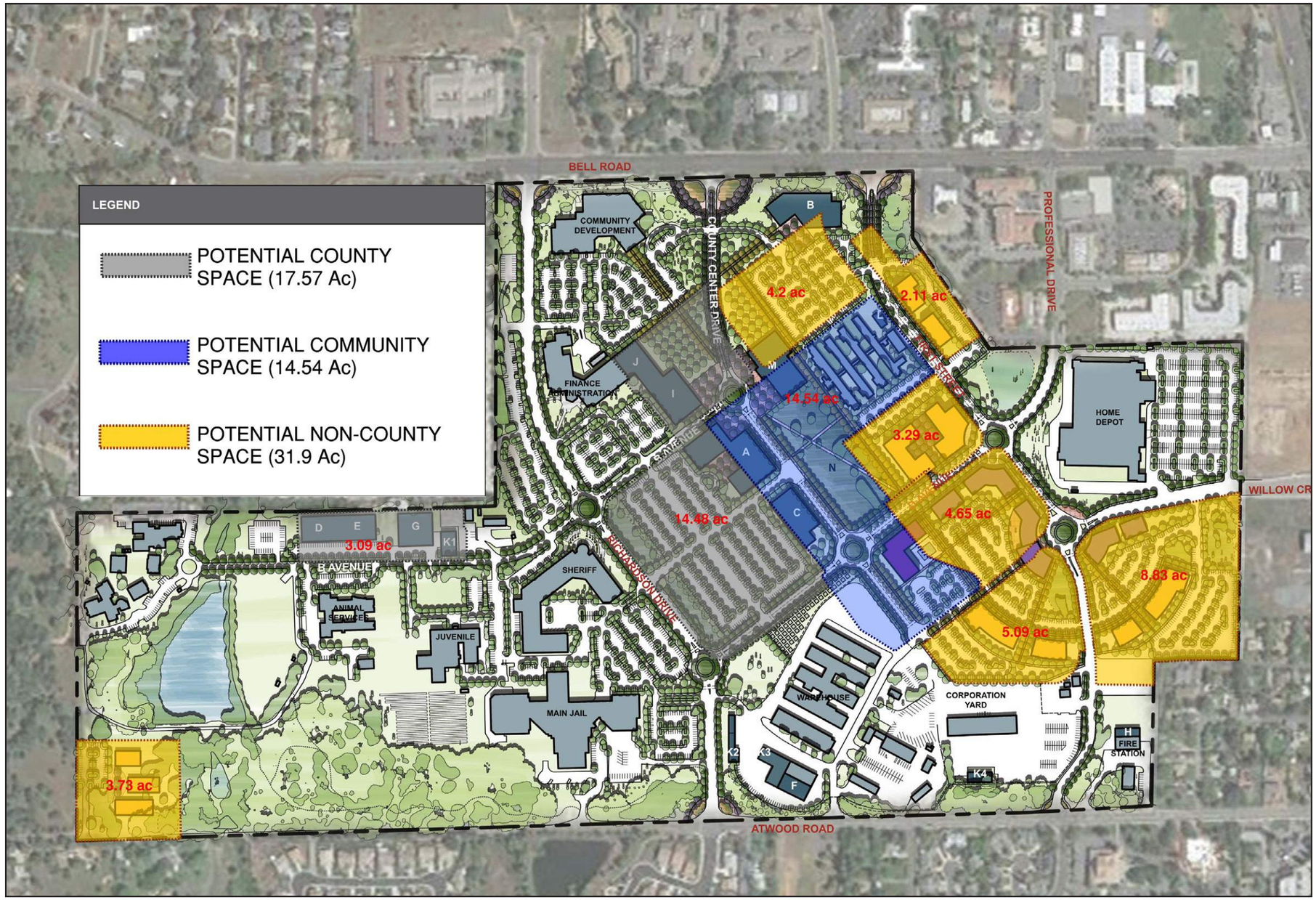
SITE ALTERNATIVE - OPTION 2



03.04 SITE ALTERNATIVE - OPTION 3

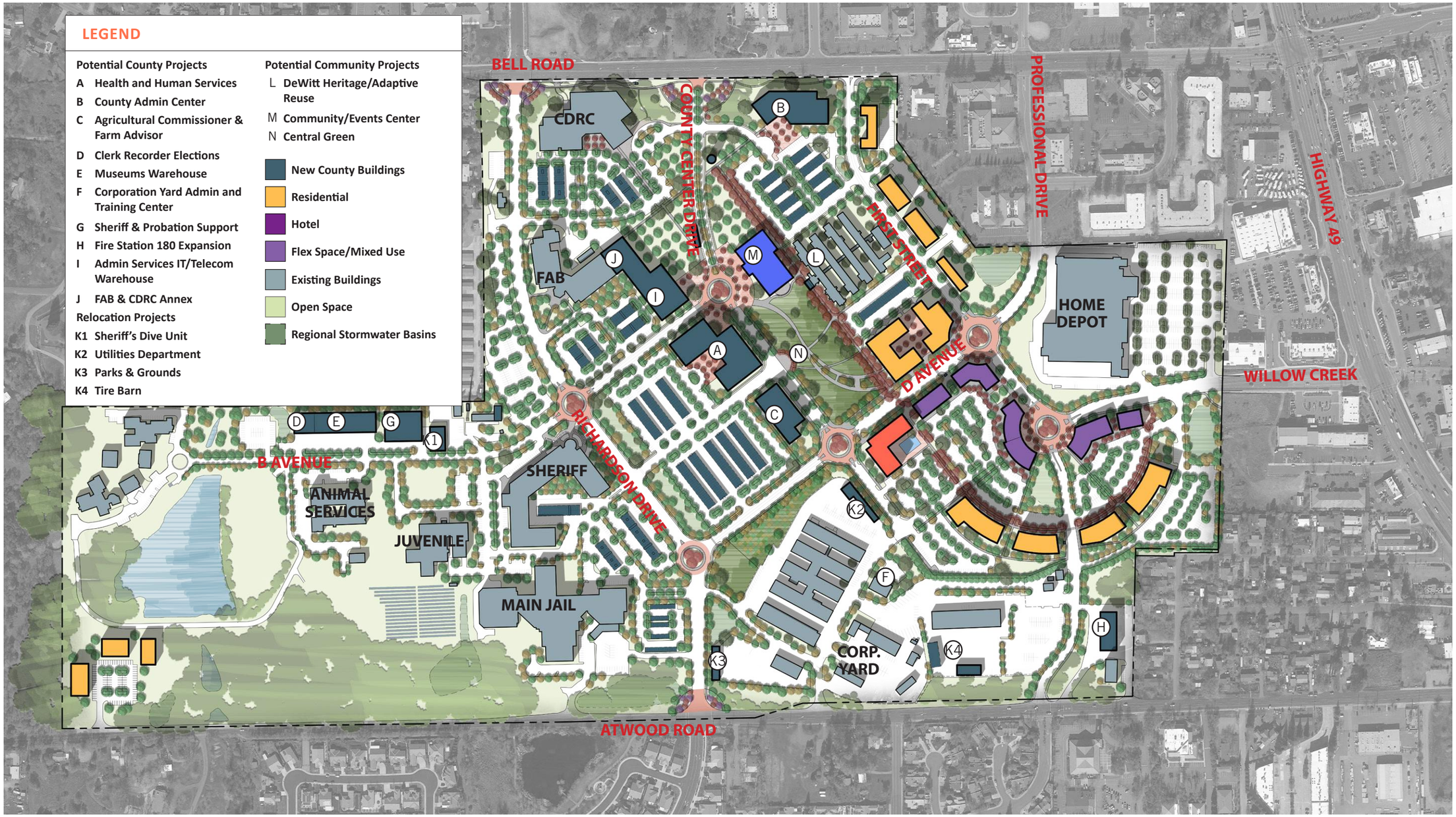
Similar to Option 2, Site Alternative – Option 3 would extend County Center Drive down through the heart of campus and would reposition the County Administrative Center so that it situated along Bell Road. This would allow the proposed County Administrative Center and existing Community Development Resource Center (CDRC) to frame County Center Drive, reinforcing the County's presence along Bell Road It would also establish County Center Drive as the primary gateway to the PCGC campus. The Central Green space would extend along County Center Drive with the Community Events Center positioned at the intersection of D Avenue and County Center Drive, creating a second gateway between the Event Center and the Agricultural Commissioner and Farm Advisor building. A much larger percentage of non-County uses would be set aside for residential use, extending up along First Street and another plaza would be located between the residential buildings at the Events Center. F Avenue would remain as the designated "mixed use and retail street", with residential buildings set back to the southeast property line. F Avenue would continue through the Corporation Yard to allow limited access from the center of the PCGC campus to the Corporation Yard and would connect with Atwood Road.

SITE ALTERNATIVE - OPTION 3



03.05 RECOMMENDED MASTER PLAN

The Recommended Master Plan would extend County Center Drive down through the heart of the PCGC campus, terminating at a small turn-around where the F Avenue is currently. The existing pedestrian path that extends out of Community Development Resource Center (CDRC) would be extended parallel with the extension of County Center Drive and would continue along the edge of the Central Green. A secondary pedestrian path would extend along the other side of the Central Green. The main plaza also proposed in Site Alternative – Option 2 would be maintained and the Community Events Center would be centered on the plaza on the North East face of the plaza.



RECOMMENDED MASTER PLAN

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04 RECOMMENDED MASTER PLAN

04.01 SITE DEVELOPMENT NARRATIVE

Based on feedback from the Community Workshops and the County, along with assessments, findings and specific plan directions for the Government Center, four key features became important drivers for the design of the preferred master plan. These features also align with the **2017 Campus Master Plan Project Vision** of providing a strong identity to the campus and a diversity of different uses on the campus.

The Central Green as Organizing Element

A 10 acre active and passive open space is proposed in the heart of the PCGC campus to serve as an organizing element for the government and non-government mix of uses. The Central Green will be accessed by the proposed southerly extension of County Center Drive as well as existing campus streets. A robust pattern of pedestrian and bike pathways will provide access averaging ¼ mile from surrounding campus uses. County offices surround the Central Green on the north west and south. The DeWitt Heritage District and a mixed-use district potentially consisting of residential, office, hotel, and retail border the Central Green on to the east. A proposed Events Center will be placed within the Central Green at the interface of active and passive uses. The Central Green will be defined by deciduous shade trees at border interfaces, a large turfed open space on the southerly end, and a denser urban forest north of the Events Center. The Central Green will be accessible to County Employees and North Auburn citizens for planned and un-scheduled activities.

Events Center

A 30,000 square foot Events Center is envisioned within the Central Green space at the interface of active and passive uses. The Events Center could potentially serve as meeting and training space for County employees, could provide meeting and activity space for community groups, and could potentially be rented out for private functions such as corporate retreats and weddings. The events center should be clear spanned and flexible to configure spaces tailored to user demands with movable partitioning.

DeWitt Heritage District

The proposed DeWitt Heritage District will be anchored by the Army Chapel and four wings of the original 300 Ramp buildings to celebrate the Army era of campus development in the mid-1940's. While these buildings have been in continuous use since the time of Army use, they are well past their original intended life expectancy. The potential range of future uses could include incubator & maker spaces, studios for the arts community and community meeting space.

Mixed-Use District

An energetic Mixed-use District is envisioned east of the Central Green space. Form Based Design Guidelines will best allow for a horizontal and vertical market-driven mix of compatible uses over time. The Mixed-Use District could potentially accommodate residential, office, hotel, and retail uses. This District will help activate the Central Green space and will serve as its "Outdoor Living Room". A Food Hall operated by local produce vendors could anchor regular Farmers Market.

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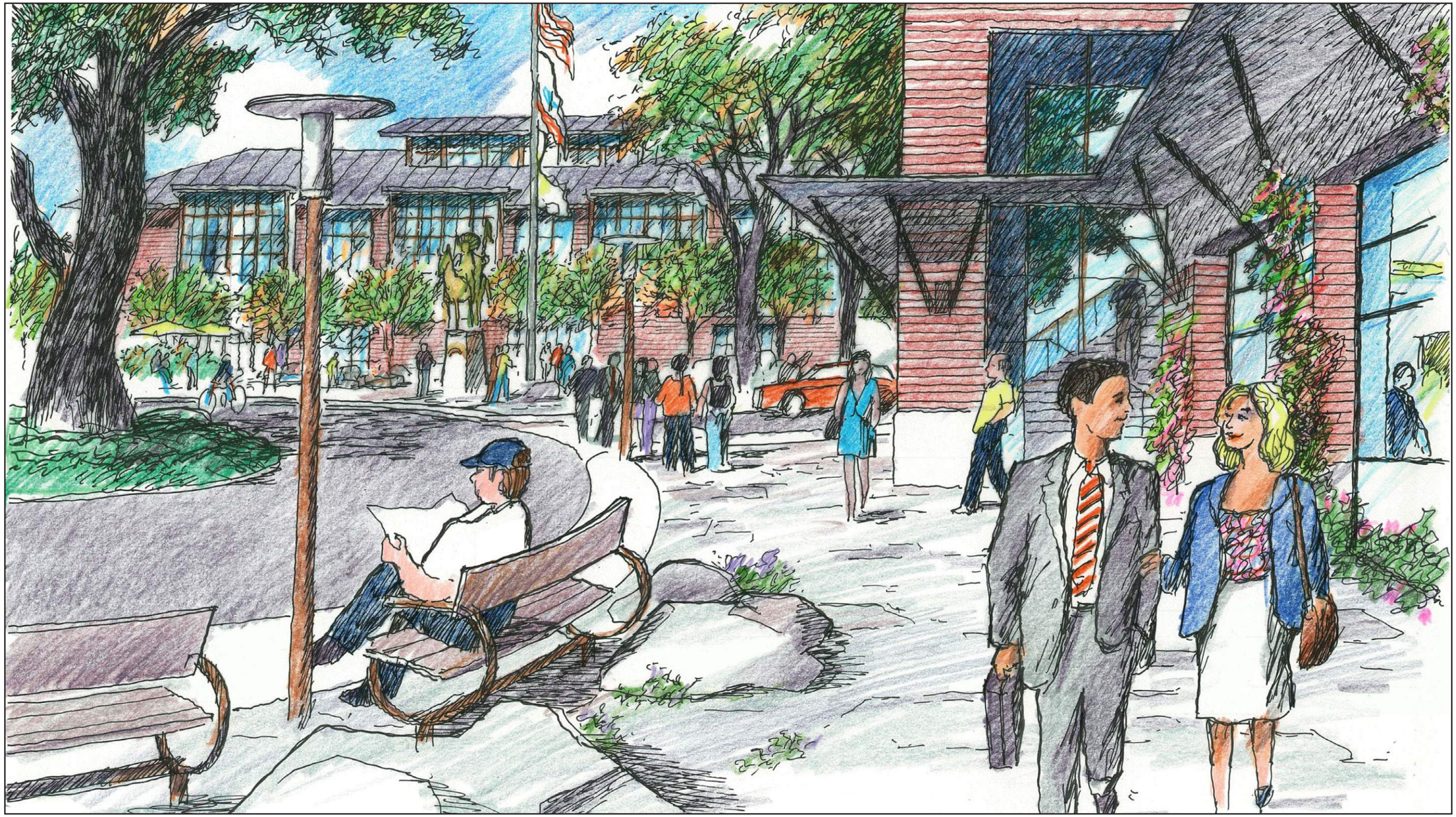
GOVERNMENT CENTER GATEWAY

COUNTY ADMINISTRATIVE CENTER

COMMUNITY/EVENTS CENTER

MIXED-USE TOWN CENTER



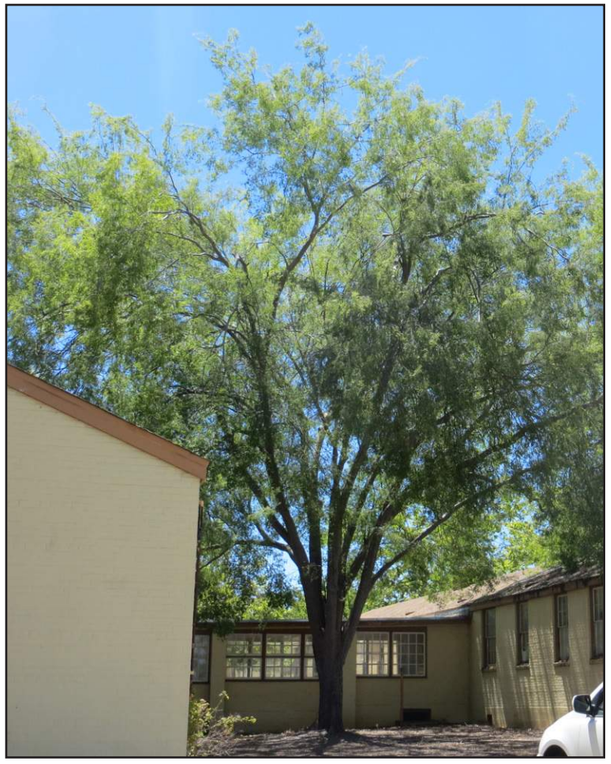
COUNTY ADMINISTRATIVE CENTER

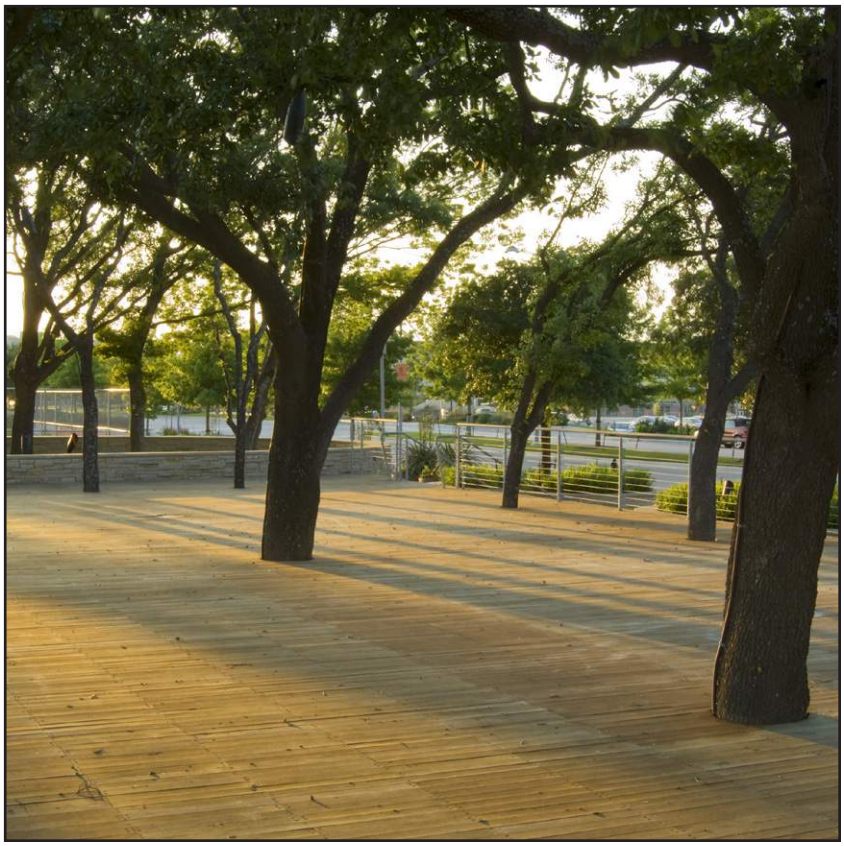
COMMUNITY GREEN

ADAPTIVE REUSE BUILDINGS

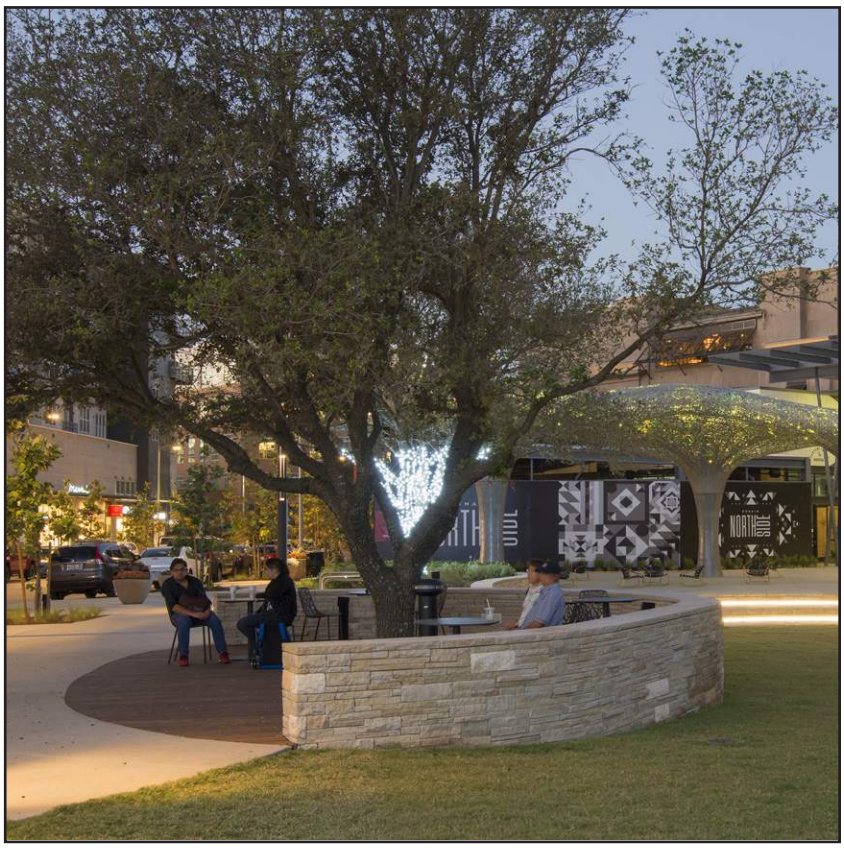
04.02 PUBLIC REALM ELEMENTS: PRESERVATION OF EXISTING TREES

The PCGC campus contains a variety of trees, ranging in species, size and health. These trees are an integral part of the PCGC Master Plan Update. Where possible, site plan elements will be designed to preserve large healthy trees. The existing tree canopies provide shade, essential for user comfort. The trees also establish an inviting ambiance that draws people into the public realm and increases dwell time. Parking is organized around existing trees which also helps reduce the heat island effect.

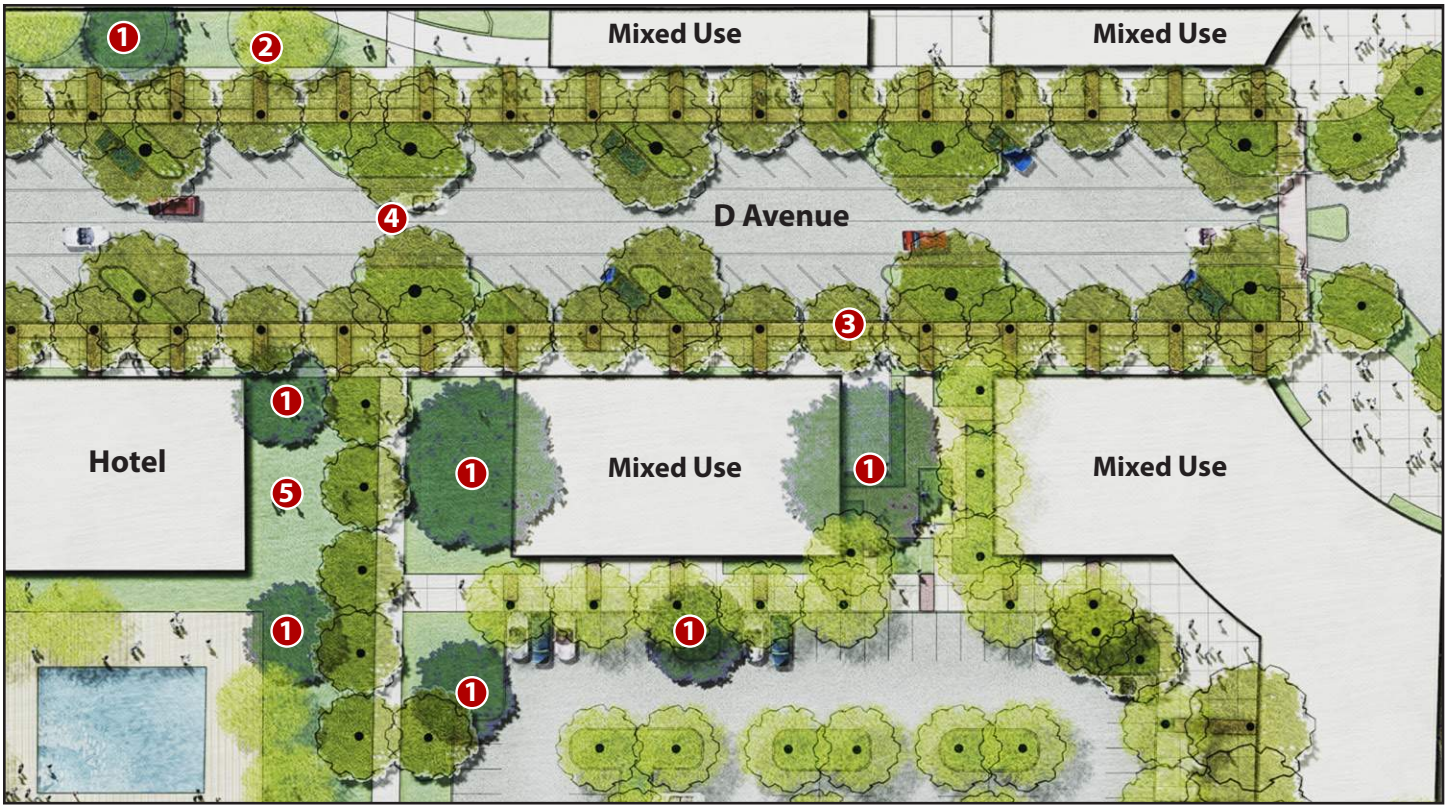




Public spaces that are organized around large shade trees would create natural spaces for seating and gathering. Grade changes can be accommodated through decking or retaining structures.



Site design elements such as special paving and low walls could highlight the significance of the large existing trees and provide a link to the history of the site.



04.03 PUBLIC REALM: D AVENUE

Access and visibility are required to create successful Mixed Use districts. Mixed Use zones would allow for on-street parking, incorporate a mix of transportation modes and provide interesting pedestrian zones. The street section would accommodate pedestrian circulation, bike lanes, a transit stop and on-street parking.

Building edges could establish a clear, consistent edge to streets and define the street space in a way that reinforces pedestrian activity and creates a street environment as a “place”. Buildings along D Avenue would highly visible and would be given special architectural treatment. Building uses at the street level would complement pedestrian activities and building articulation would help define plazas, patios, courtyards and building entries.

LEGEND

1. Existing Trees
2. The Central Green
3. The Pedestrian Zone
4. Crosswalk Connection
5. Alley & Pedestrian Connectivity

Elements within the public sidewalks of Mixed Use zones would be organized and designed to facilitate safe, comfortable pedestrian movement; to strengthen the vitality of adjoining uses and to promote social interaction. Sidewalks would function as places for people to meet, stroll, shop, work, sit and chat, dine and people watch. They are places to see and to be seen. They connect people to their destinations and allow for access to their adjoining uses.

Alleys could provide inviting spaces between buildings for pedestrian connectivity and for outdoor dining and socializing. The D Avenue alley would be shaped by the surrounding buildings. Shade trees, seating and other pedestrian amenities to provide a comfortable place for sitting and relaxing while the design also would encourage movement and connection to the rest of campus.

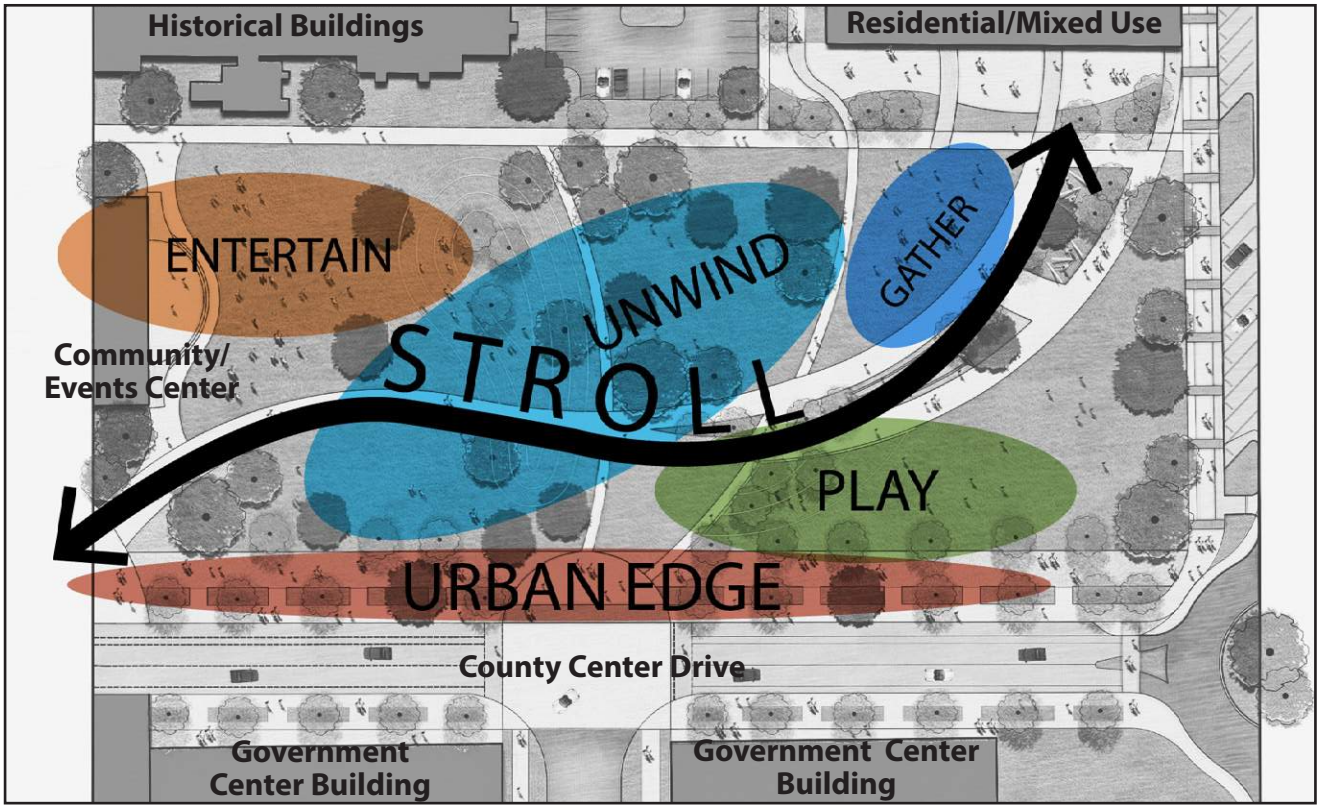
Well designed streetscapes would create the foundation for successful Mixed Use corridors.

The relationships between the street, building heights and uses, and a well designed pedestrian zone would work together to support the vitality of the adjacent uses.

The quality of the streetscape amenities and materials increases value of the surrounding uses and would create a “place” that is a desirable destination for both the campus community and surrounding North Auburn residents.

The public plazas and streetscape zones at the Willow Creek/1st Street roundabout could establish an entry statement for the PCGC campus and the adjacent uses and provide a vibrant community gathering space.

The plaza would provide a place for residents, workers and visitors to rest, enjoy the outdoors and support the economic vitality of the campus. Farmers Market activities, outdoor dining and other uses would be encouraged to attract people to the neighborhood grocery store and to energize the campus entry along Willow Creek.

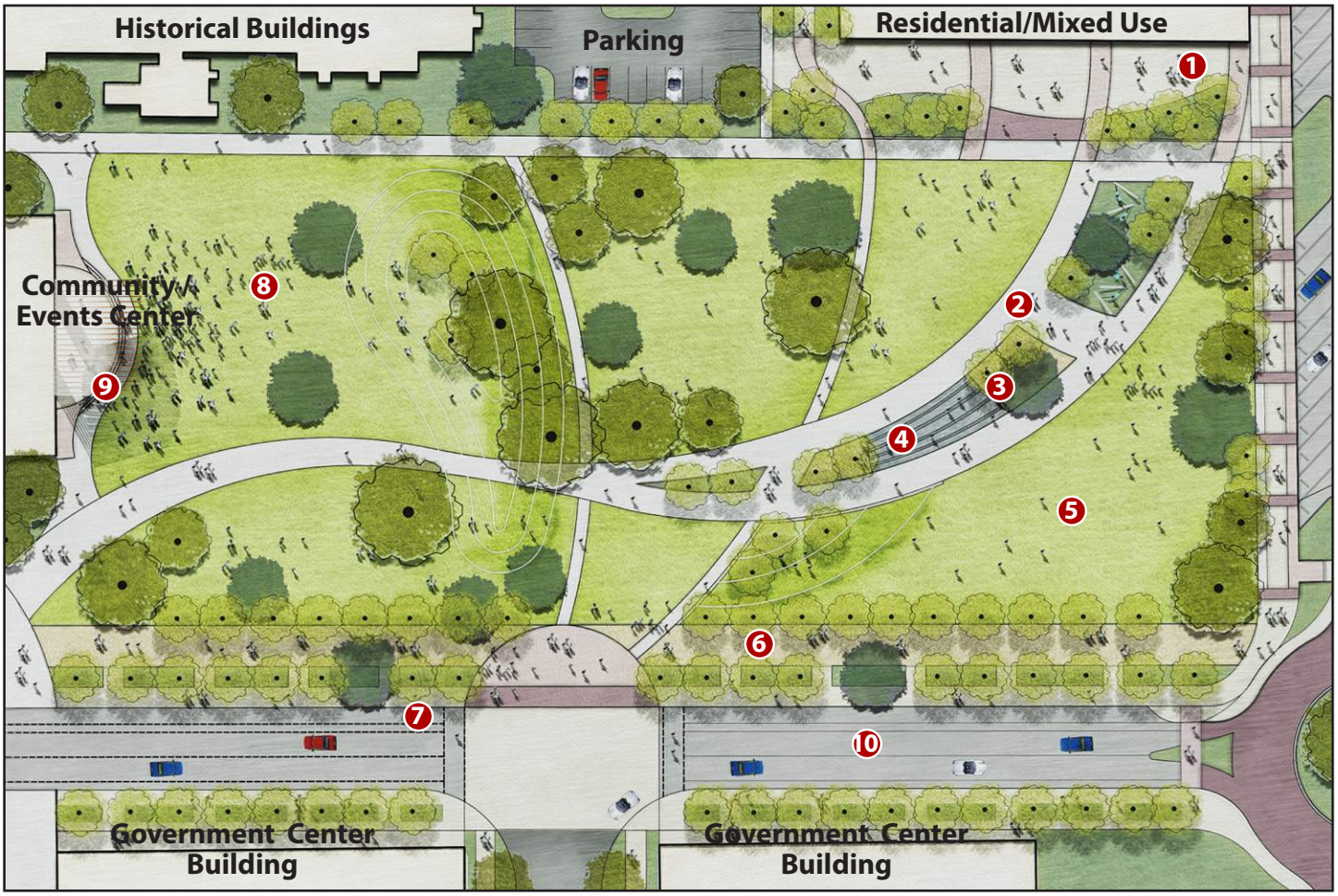


KEY PLAN

04.04 PUBLIC REALM: CAMPUS CENTRAL GREEN

The Central Green would create the heart for PCGC campus activities and would be coordinated with the county-wide needs for parks and open space. The park could knit together the campus' County government facilities with the surrounding residential and Mixed Uses.

The park would be simply and elegantly positioned to allow for informal recreation activities on the open lawns, while also encouraging residents, government center staff and visitors to linger and enjoy the outdoors. An urban edge could front County Center Drive to provide a transition from the park to a more active street that can be closed for events



04.05 PUBLIC REALM: CAMPUS CENTRAL GREEN

The park would celebrate the site's diverse uses and provide a variety of informal and formal recreation elements. The Community Center could activate the north edge and provide a multi-use space for both spill out from the Community Center and a platform for music and community events. Play elements would be located throughout the park with ample shade and seating inviting people to gather and play.

LEGEND

1. Gathering Area at Mixed Use Edge
2. Pedestrian Promenade
3. Urban Swings
4. Water Play
5. Open Lawn for Informal Play
6. Tables and Chairs under Shade Canopy
7. On-street Parking/Food Trucks
8. Event Lawn
9. Outdoor Dining/Event Stage
10. Pedestrian Street/Closed for Events

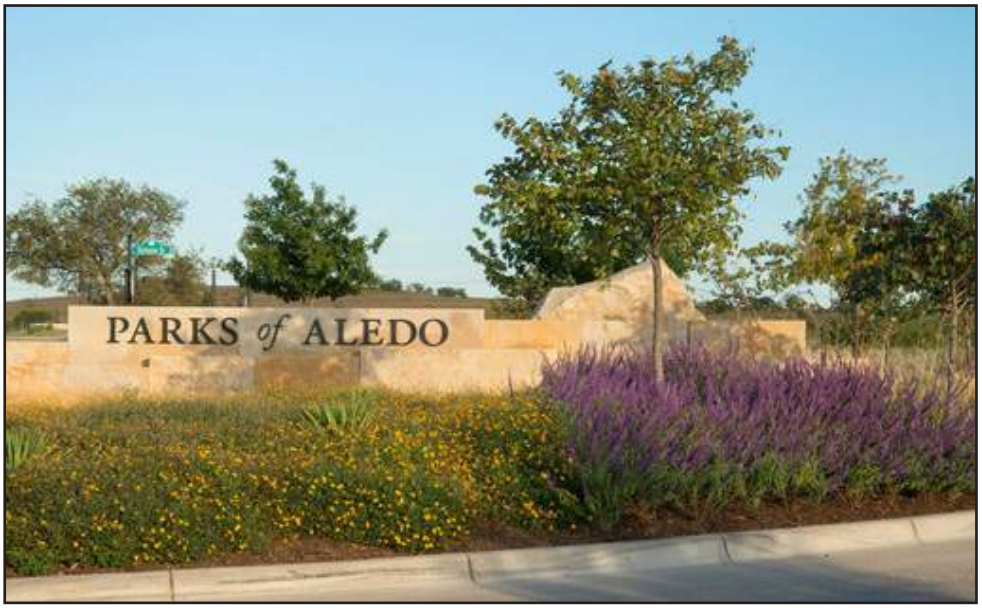
The opportunity zone between the Central Green and the Community Center would celebrate the park as a community center. Music, movies and other events could be held in a multi-use zone that fronts the community center. Activities associated with the community center could also expand into the covered patio while more informal, passive activities occur on the event lawn.

As County Center Drive travels next to the Central Green, it would transition to a shared pedestrian street that could be closed to vehicular traffic during special events. Community activities would activate the edge and extend the hours of use and energy on the campus.

Elements such as splash water play areas, swings and flexible lawn would encourage multiple users to visit the park. A successful park offers something for a range of ages and activities. Shade and seating would be provided throughout the park and along the pedestrian promenade, allowing people to simply enjoy the outdoors and be part of the activity around them.

Open play lawns would provide the canvas for multiple recreation uses, such as throwing a flying disk, kicking a ball, playing catch, sunbathing or enjoying a picnic. The tree canopy would provide shade as well a diversity of species for continual aesthetic interest.

Campus gateways will play an important part in attracting patrons into to the site from off of Highway 49 and other arterial roadways. These gateway help define the sense of place and set the tone for the users experience on campus.



Potential location for such ` should occur on the major edge intersections such as County Center Drive & Bell and Richardson Drive & Bell as well as along Willow Creek Drive. A variety of planting material that provides color and contrast is encouraged.

Public art captures and reinforces the unique character of a place and is encouraged as part of the PCGC Master Plan. The impact of the place on the art may be as great as the art's impact on the place. The two together enrich the public realm, encourage pedestrians to linger and return, and generally create memorable experiences. Areas of the public right-of-way where the landscape treatment and streetscape furnishings change and encourage pedestrians to dwell are good locations for art.

Walking, running and biking paths would extend into the oak woodland in the western portion of campus. Trail loops would encourage walking and healthy lifestyles.

Trails mapping would encourage walking and physical activity while connecting people to nature. Native landscapes would be celebrated and interpreted through a system of signage.

LEGEND

1. **Natural Areas:**
   Open space and trails system
2. **Central Green:**
   Area of highest water use
3. **Government Grove**
   Low water use
   High emphasis on trees organized in a strong pattern
4. **Urban Street:**
   Heavy shade/urban forest
   Low water use
5. **Campus Landscape:**
   Drought tolerant
   Mix of layered plant materials and varied ground treatments

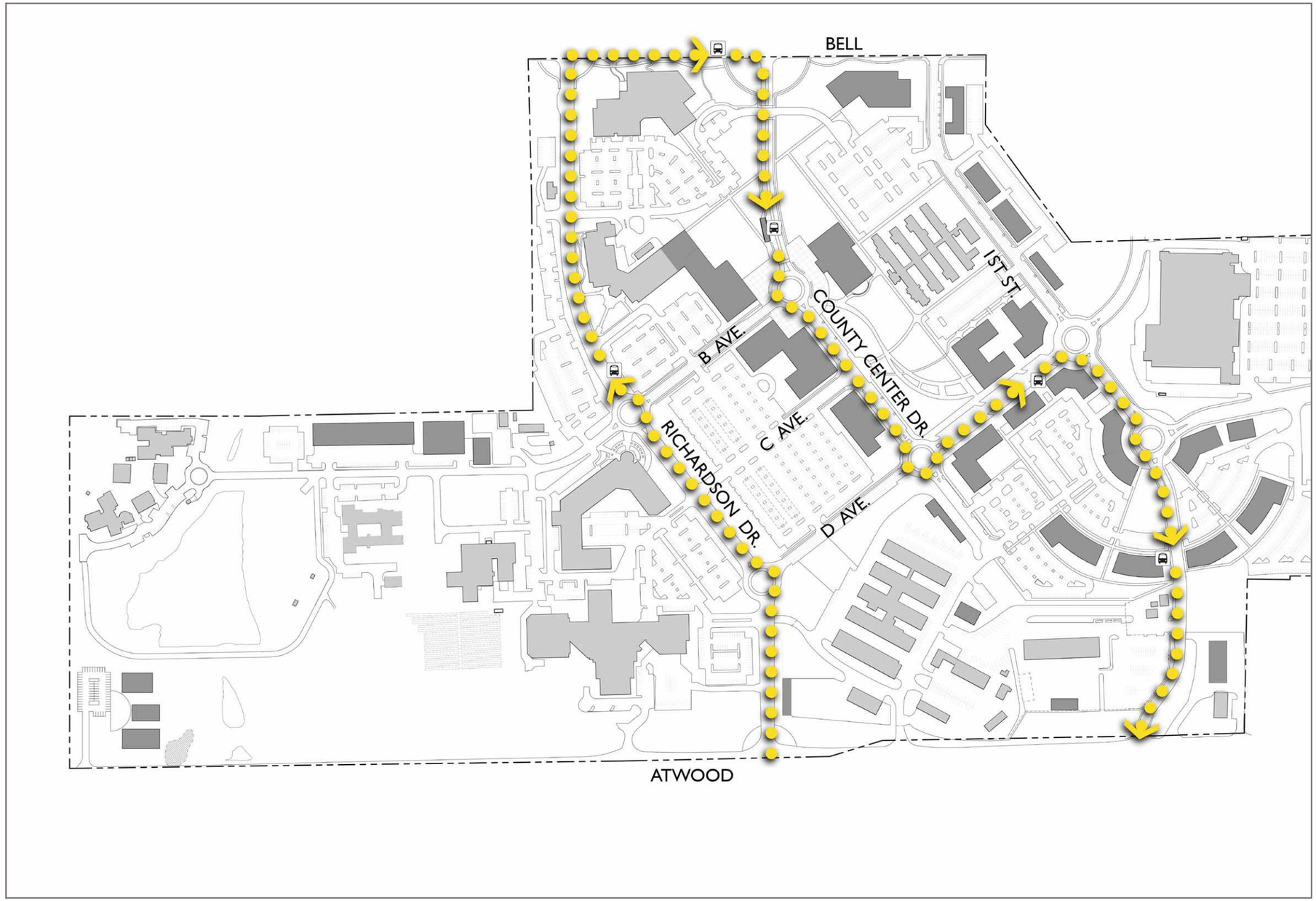
LANDSCAPE ZONES: WATER CONSERVATION

Every drop of water is thoughtfully used on campus. Within the landscape this means water is focused in areas of highest use and other landscape zones utilize low water use/drought tolerant materials.

Trees are would be celebrated and irrigation designed to ensure a healthy, long-lived urban forest throughout the campus. Special areas of water use could include the Central Green, the public realm elements of mixed use zones and the campus entry. Transitions to a naturalized oak woodland would bring attention to the importance of the native and historic landscapes of North Auburn.

LEGEND

- Proposed Public Transportation Route
- Transit Stops



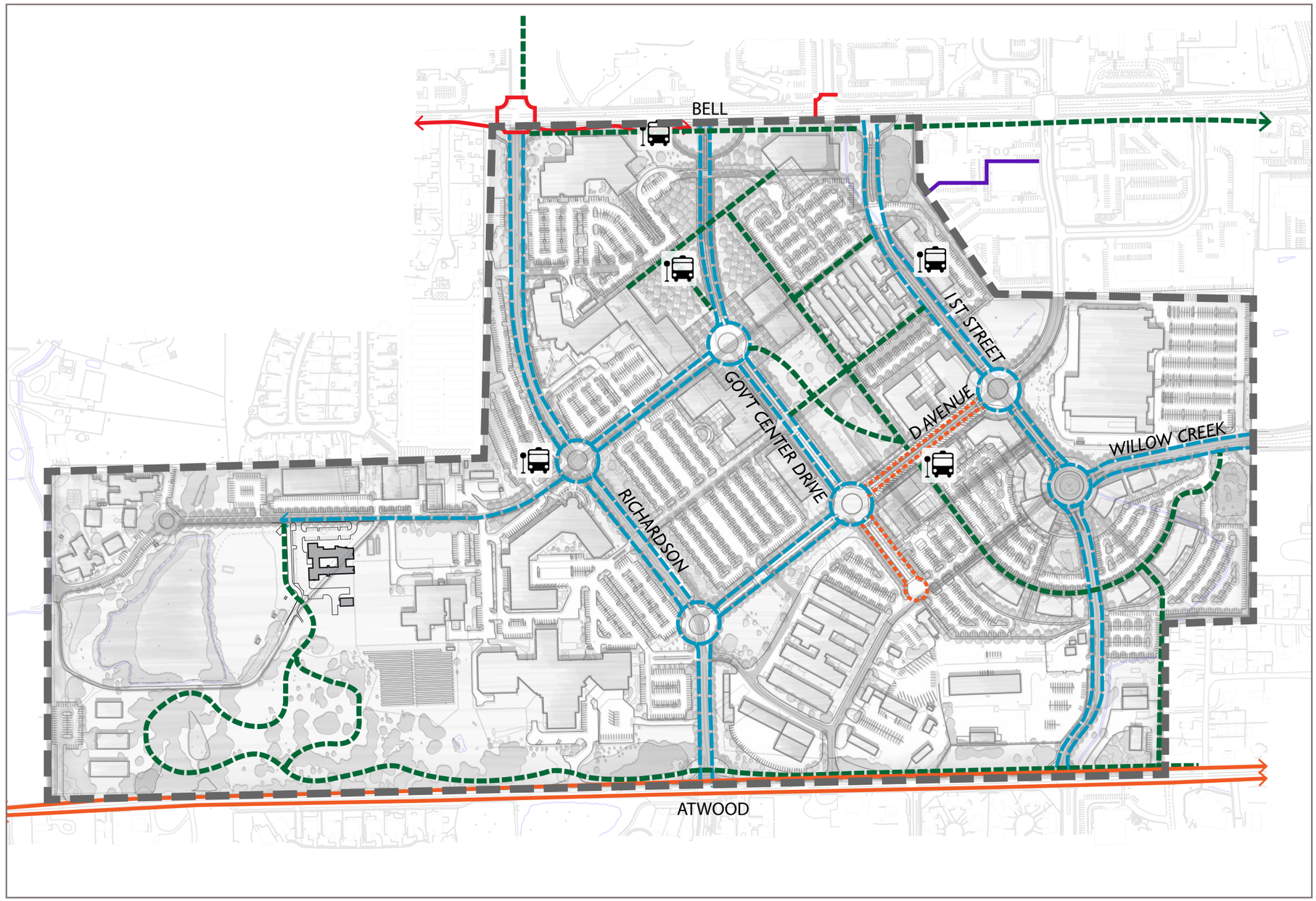
PUBLIC TRANSPORTATION

With the increase of residential dwelling units in the Placer County Government Center, reliance on public transportation will also increase. The bus circulation route through the campus will provide stops at key locations. A regional transfer station is indicated on County Center Drive to provide connectivity to the surrounding communities and region.

LEGEND

- Proposed Shared Use/Class 1 Bike Paths
- Proposed Bike Lanes/Class 2 Bike Lanes
- Proposed Bike Routes/Class 3 Bike Routes
- Existing Bike Routes/Class 3 Bike Routes
- Proposed Trail
- Existing Side Walk
- Existing Pedestrian Easement

Note: Sidewalks provided along all streets

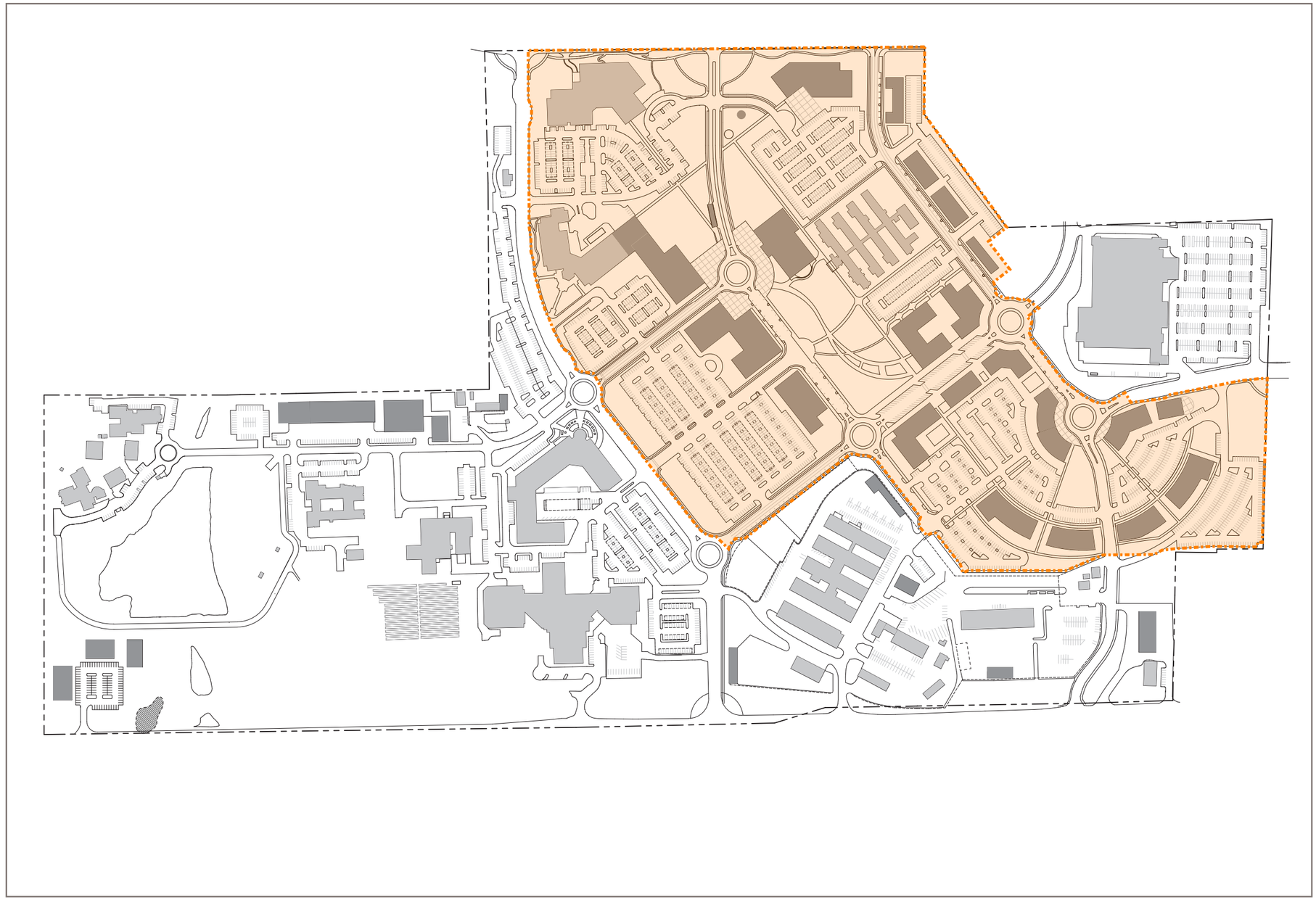


TRAIL CONNECTIVITY

The network of trails provides a robust active transportation system that links destinations within the campus as well as connecting to adjacent existing and planned regional trails and bicycle networks. Shared use paths accommodate a wide range of users and increases safety of bicyclists. Transit stops are coordinated to allow for easy access to government facilities, the Central Green, mixed use areas and residential zones. Walkability is enhanced through sidewalk connectivity and street design that elevates the visibility of the pedestrian.

LEGEND

Parking District

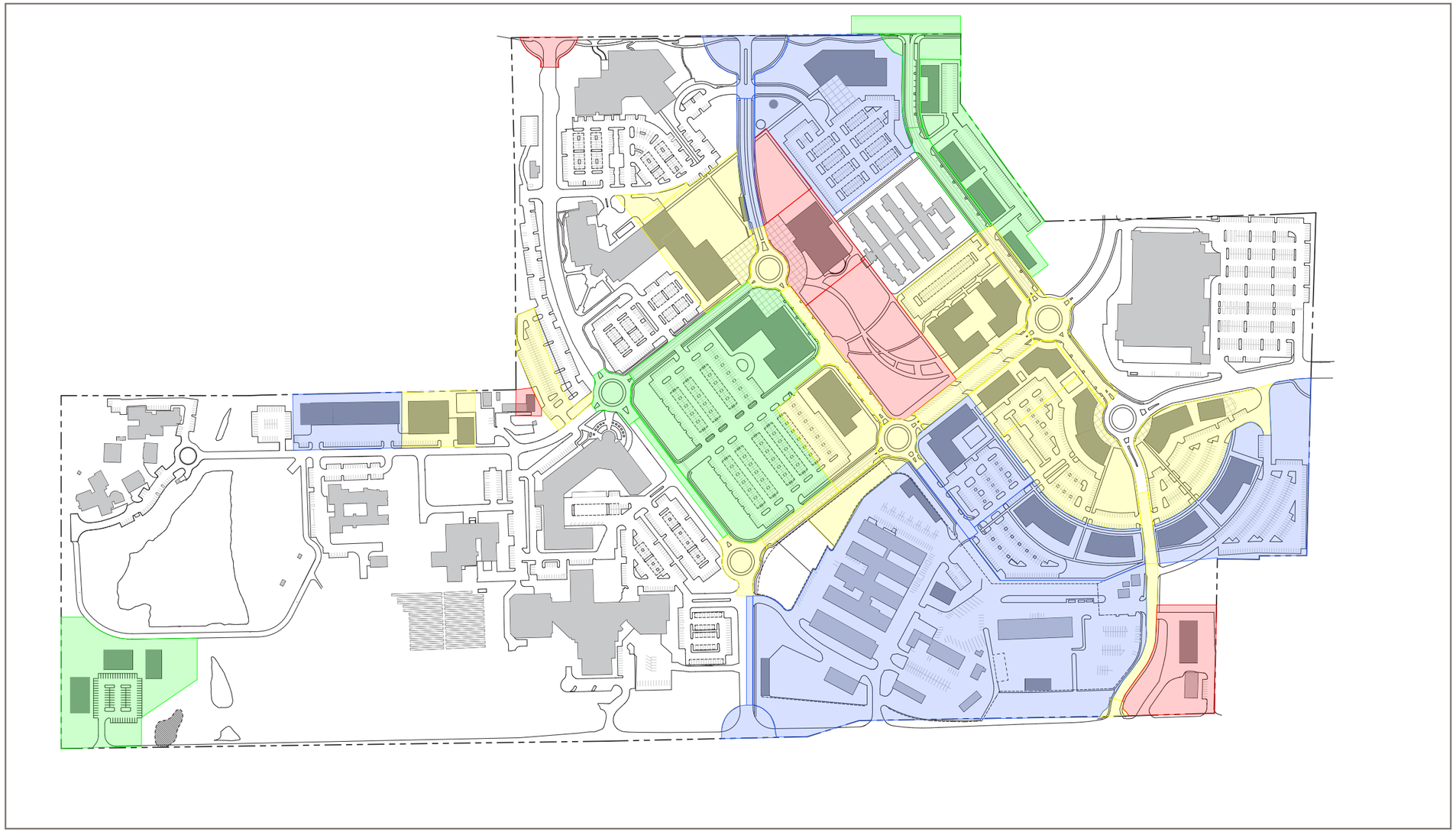


PARKING DISTRICT

With the goal of encouraging shared parking between residential, commercial and governmental uses, a parking district has been established as part of the PCGC Master Plan Update. Assessments of current parking for governmental uses show an underutilization of stalls. A shared parking program within the district will be developed to achieve a higher utilization and minimize the number of extraneous stalls.

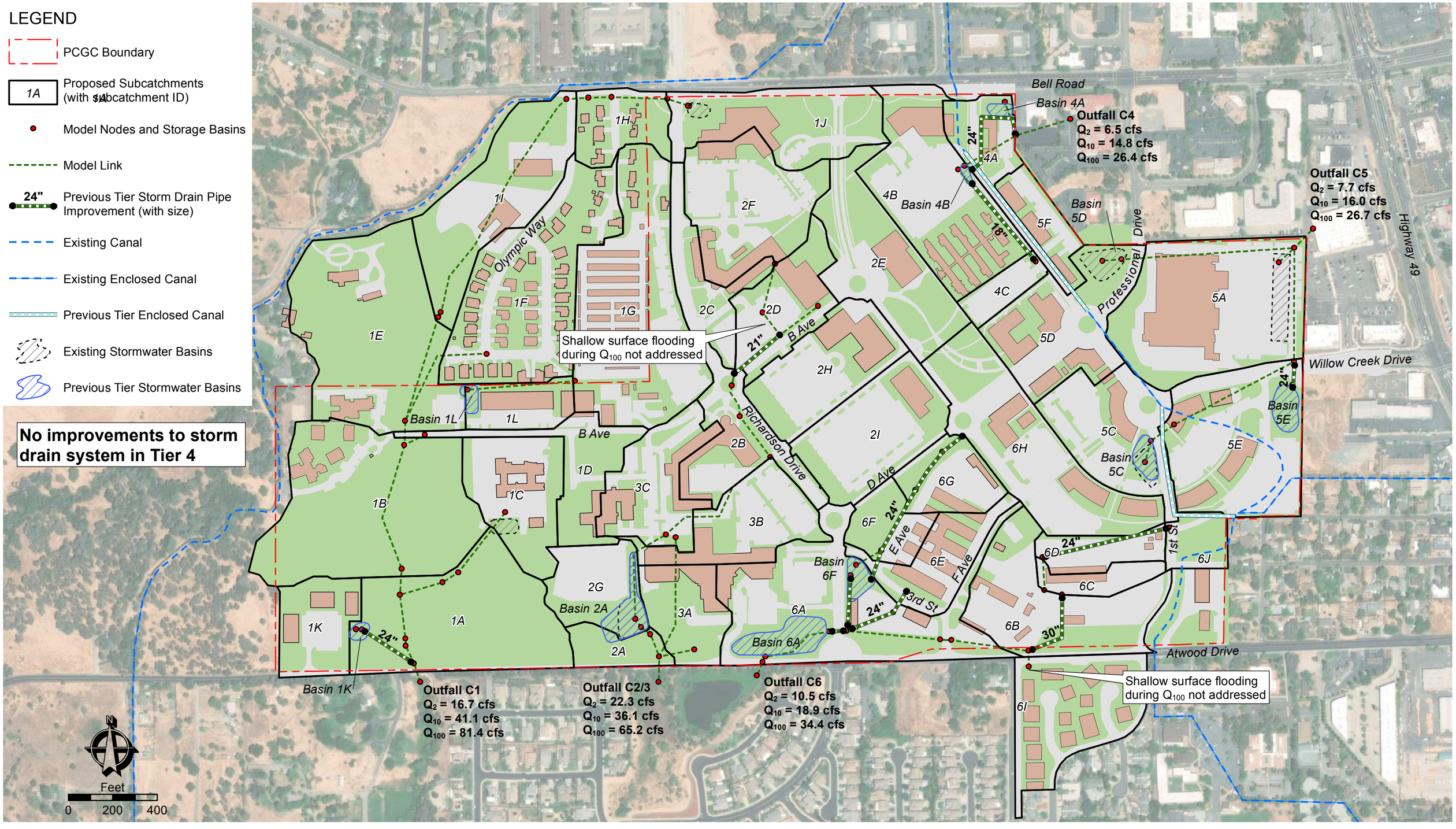
LEGEND

- Tier 1 - 0 to 5 years
- Tier 2 - 6 to 10 years
- Tier 3 - 11 to 15 years
- Tier 4 - 16 to 20 years



PLAN IMPLEMENTATION

The Placer County Master Plan is projected to reach full build out within 20 years. Individual projects and associated infrastructure have been categorized in four tiers, each with 5 year increments. The area within the individual tiers indicated are be based on current requirements and projections of the County. the areas may need to change tiers based on future County needs.

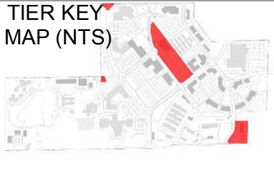


COUNTY OF Placer

TIER 4 MODEL RESULTS AND SYSTEM IMPROVEMENTS

MASTER DRAINAGE REPORT - PLACER COUNTY GOVERNMENT CENTER

TIER KEY MAP (NTS)



CARTWRIGHT NOR CAL

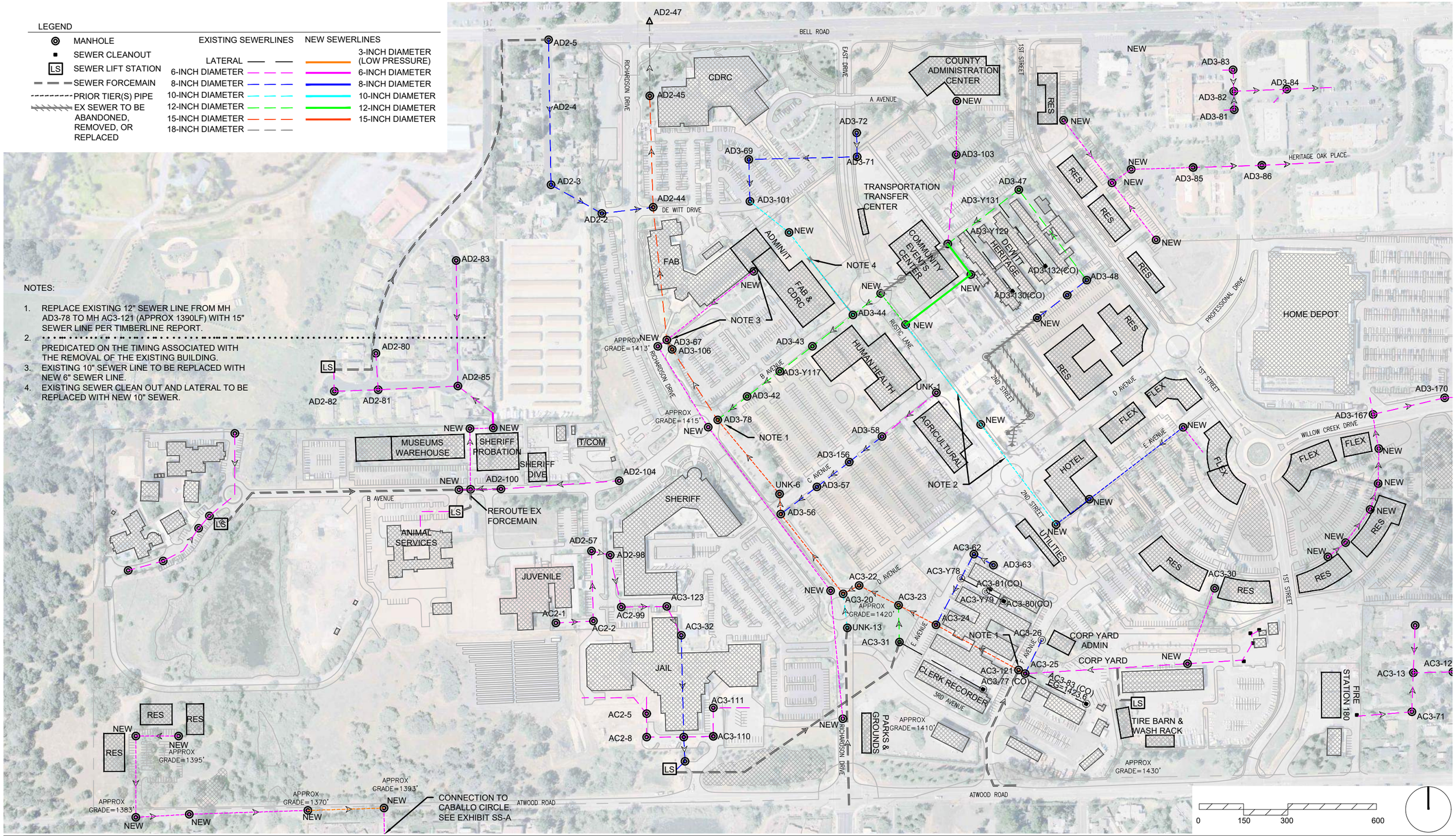
© 2019 Balance Hydrologics, Inc.

LEGEND

		EXISTING SEWERLINES	NEW SEWERLINES
MANHOLE		LATERAL	3-INCH DIAMETER (LOW PRESSURE)
SEWER CLEANOUT		6-INCH DIAMETER	6-INCH DIAMETER
LS	SEWER LIFT STATION	8-INCH DIAMETER	8-INCH DIAMETER
	SEWER FORCEMAIN	10-INCH DIAMETER	10-INCH DIAMETER
	PRIOR TIER(S) PIPE	12-INCH DIAMETER	12-INCH DIAMETER
	EX SEWER TO BE ABANDONED, REMOVED, OR REPLACED	15-INCH DIAMETER	15-INCH DIAMETER
		18-INCH DIAMETER	

NOTES:

1. REPLACE EXISTING 12" SEWER LINE FROM MH AD3-78 TO MH AC3-121 (APPROX 1390LF) WITH 15" SEWER LINE PER TIMBERLINE REPORT.
2. PREDICATED ON THE TIMING ASSOCIATED WITH THE REMOVAL OF THE EXISTING BUILDING.
3. EXISTING 10" SEWER LINE TO BE REPLACED WITH NEW 6" SEWER LINE.
4. EXISTING SEWER CLEAN OUT AND LATERAL TO BE REPLACED WITH NEW 10" SEWER.



COUNTY OF Placer

KEY PLAN

PLACER COUNTY GOVERNMENT CENTER
MASTER PLAN 2018 - TIER 4

PROPOSED SEWER IMPROVEMENTS – FIGURE SS–T4

CARTWRIGHT ENGINEERS
4180 Douglas Blvd, Suite 200
Granite Bay, California 95746
T (916) 978-4001

DOMENICHELLI & ASSOCIATES
1101 Investment Blvd. Suite 115
El Dorado Hills, CA 95762
Ph: (916) 933–1997
Fax: (916) 933–4778

LEGEND

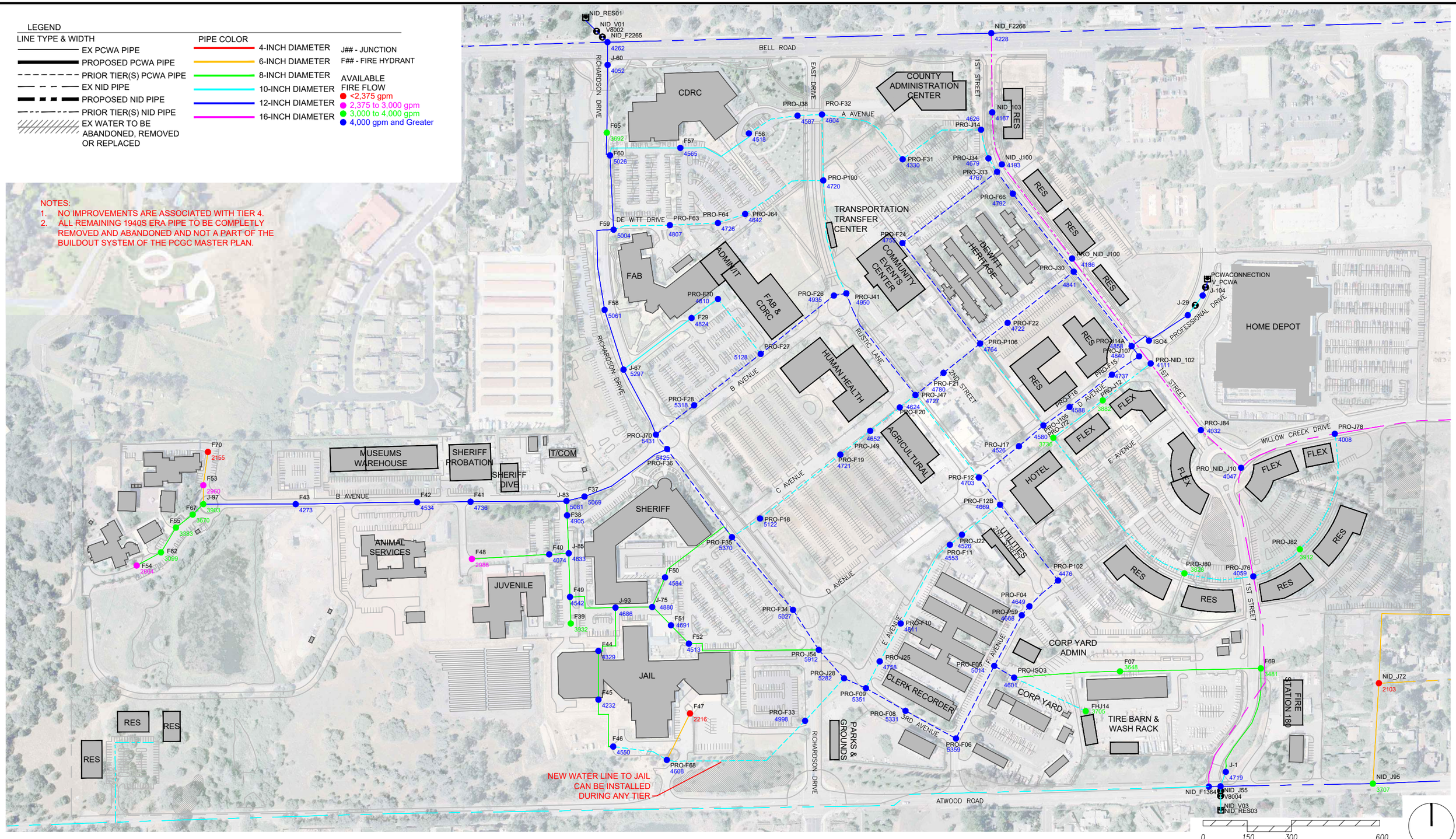
LINE TYPE & WIDTH
- EX PCWA PIPE
- PROPOSED PCWA PIPE
- PRIOR TIER(S) PCWA PIPE
- EX NID PIPE
- PROPOSED NID PIPE
- PRIOR TIER(S) NID PIPE
- EX WATER TO BE ABANDONED, REMOVED OR REPLACED

PIPE COLOR
- 4-INCH DIAMETER
- 6-INCH DIAMETER
- 8-INCH DIAMETER
- 10-INCH DIAMETER
- 12-INCH DIAMETER
- 16-INCH DIAMETER

J## - JUNCTION
F## - FIRE HYDRANT

AVAILABLE FIRE FLOW
- <2,375 gpm
- 2,375 to 3,000 gpm
- 3,000 to 4,000 gpm
- 4,000 gpm and Greater

NOTES:
1. NO IMPROVEMENTS ARE ASSOCIATED WITH TIER 4.
2. ALL REMAINING 1940S ERA PIPE TO BE COMPLETLY REMOVED AND ABANDONED AND NOT A PART OF THE BUILDOUT SYSTEM OF THE PCGC MASTER PLAN.



COUNTY OF Placer

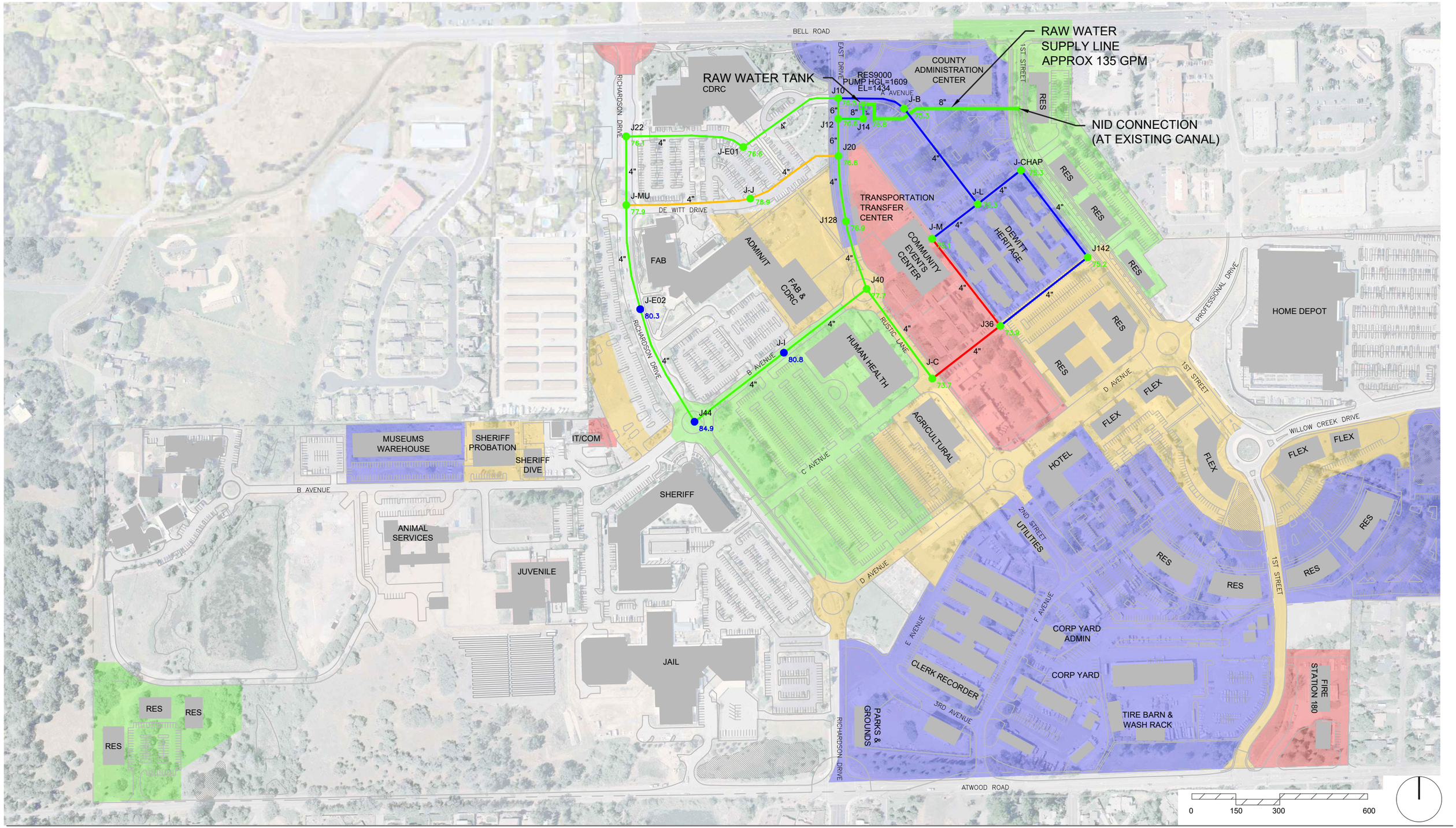
KEY PLAN

PLACER COUNTY GOVERNMENT CENTER
MASTER PLAN 2018 - TIER 4

PROPOSED WATER IMPROVEMENTS – FIGURE W–T4

CARTWRIGHT ENGINEERS
4180 Douglas Blvd, Suite 200
Granite Bay, California 95746
T (916) 978-4001

DOMENICHELLI & ASSOCIATES
1101 Investment Blvd. Suite 115
El Dorado Hills, CA 95762
Ph: (916) 933–1997
Fax: (916) 933–4778



COUNTY OF Placer

LEGEND

PROPOSED IRRIGATION LINES BY TIER

- TIER 1
- TIER 2
- TIER 3
- TIER 4

SYSTEM PRESSURES (275GPM DEMAND)

- 70-80 PSI
- 80-90 PSI
- >90 PSI

PLACER COUNTY GOVERNMENT CENTER MASTER PLAN 2018

RAW WATER IRRIGATION SYSTEM – FIGURE 1–1

CARTWRIGHT ENGINEERS
4180 Douglas Blvd, Suite 200
Granite Bay, California 95746
T (916) 978-4001

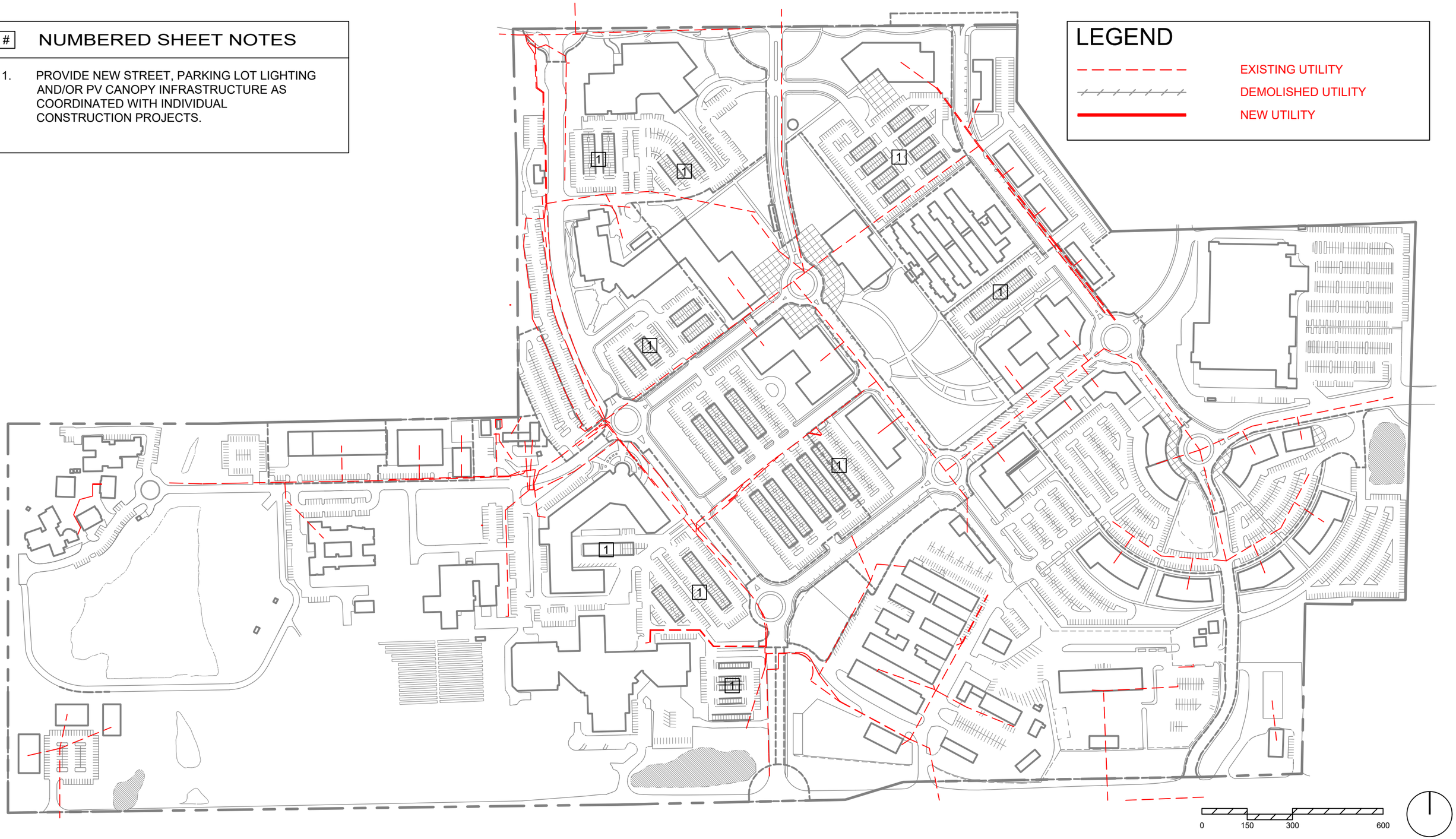
DOMENICHELLI & ASSOCIATES
1101 Investment Blvd. Suite #15
El Dorado Hills, CA 95762
(916) 933–1997
Fax: (916) 933–4778

NUMBERED SHEET NOTES

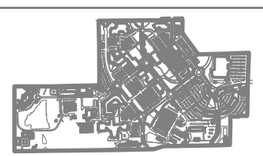
1. PROVIDE NEW STREET, PARKING LOT LIGHTING AND/OR PV CANOPY INFRASTRUCTURE AS COORDINATED WITH INDIVIDUAL CONSTRUCTION PROJECTS.

LEGEND

- EXISTING UTILITY
- DEMOLISHED UTILITY
- NEW UTILITY



COUNTY OF Placer



KEY PLAN

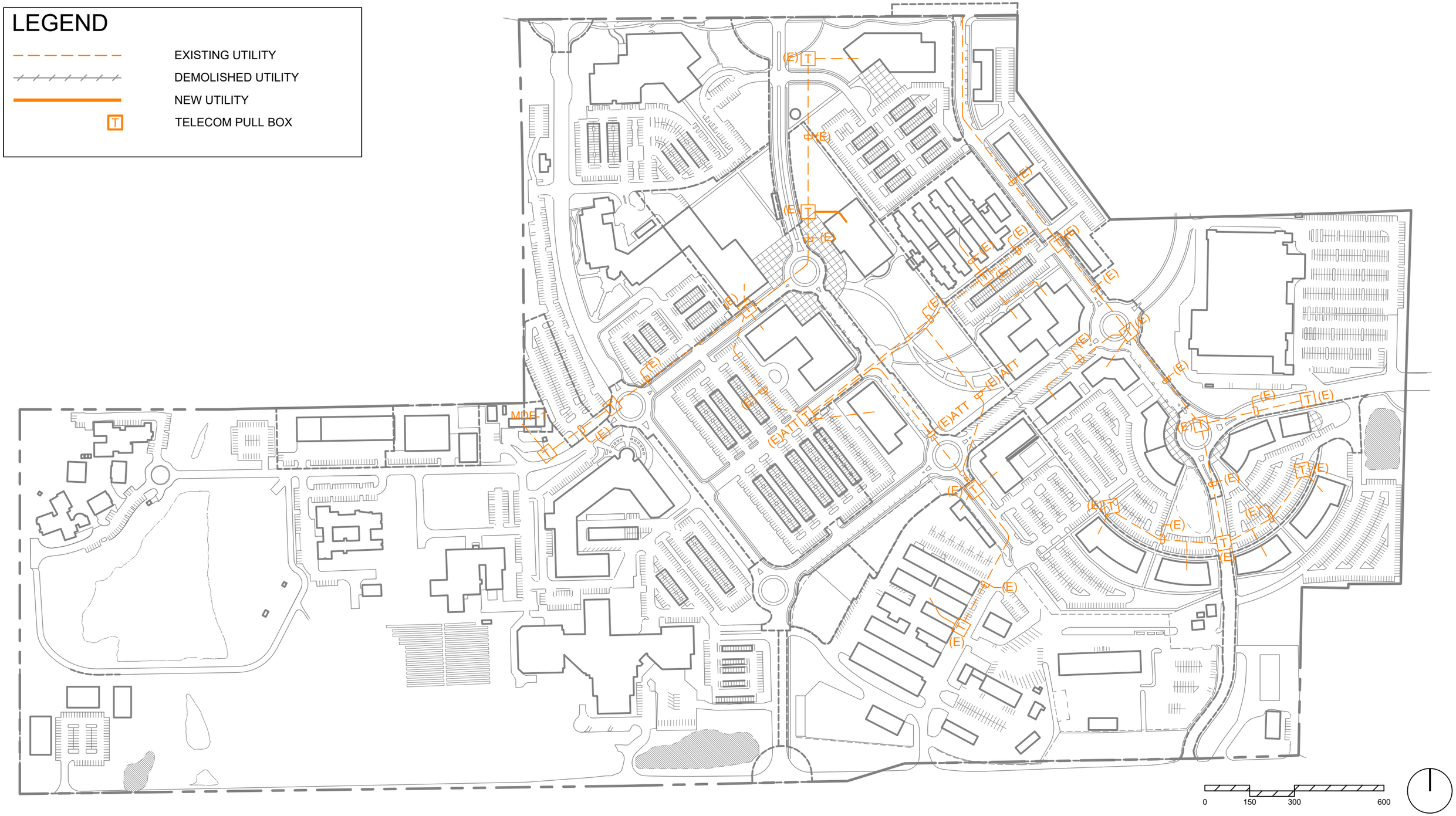
PLACER COUNTY GOVERNMENT CENTER

POWER SITE PLAN NEW - TIER 4

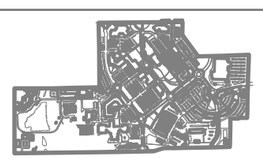
The Engineering Enterprise
Consulting Engineers
1125 HIGH STREET
AUBURN, CA 95603
(530) 886-8556

LEGEND

- EXISTING UTILITY
- DEMOLISHED UTILITY
- NEW UTILITY
- T TELECOM PULL BOX



COUNTY OF Placer

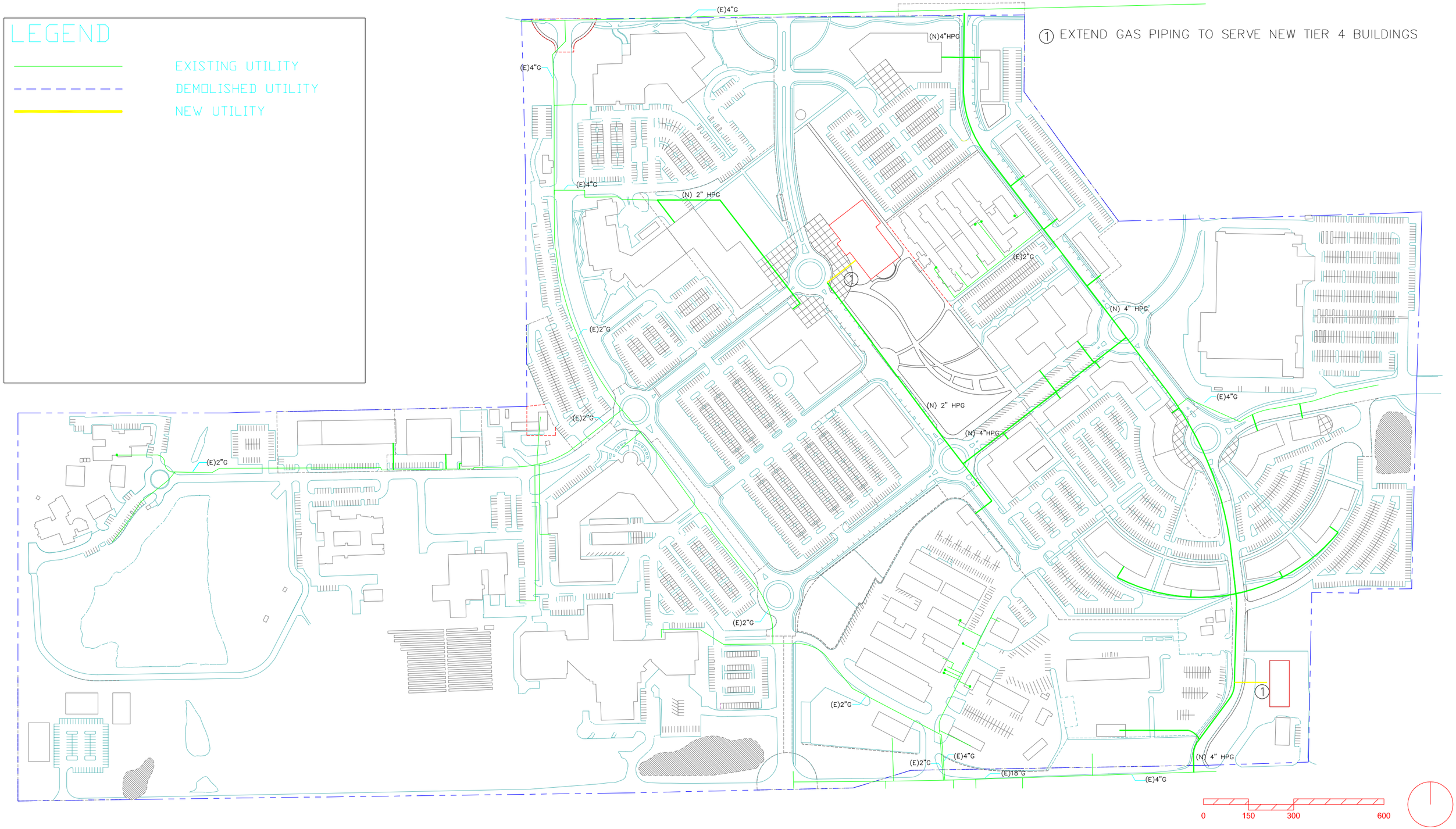


KEY PLAN

PLACER COUNTY GOVERNMENT CENTER

TELECOM SITE PLAN NEW - TIER 4

The Engineering Enterprise
Consulting Engineers
1125 HIGH STREET
AUBURN, CA 95603
(530) 886-8556



COUNTY OF Placer

SITE GAS PLAN

TIER 4 - SITE GAS PLAN NEW

CAPITAL ENGINEERING CONSULTANTS, INC.
RANCHO CORDOVA, CALIFORNIA

AC - IS	151025.00
PM - DESIGN TEAM	PROJECT NO.

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Administrative Support Area Factor
An average number was taken from the administrative support areas as modeled in the HHS 2012 Programming Document. From this average square footage projection, a range was created in order to adjust for different levels of administrative support demand: low (15%), medium (35%), and high (70%). Based on the demand by each department, this factor is multiplied by the Projected Workstation NSF to create the additional square feet needed to accommodate administrative support. Administrative support includes reception, work area and storage.

Average Workstation Net Square Feet (NSF)
A factor of 120 SF per staff was used as the Average Workstation NSF. This factor is based on taking the average net square footage of the office space guidelines from the County of Placer – HHS 2012 Space Standards. The average open and enclosed office spaces were correlated with 2037 projections of open and enclosed workstations from questionnaire responses. This square footage is used to determine the Projected Workstation (NSF).

Building Circulation, Envelope and MEP Shaft Grossing Factor
A factor of 25% is added to the Total Department NSF for each new building project to accommodate the building envelope and required mechanical, electrical, and/or plumbing shafts.

Conference Training Room Factor
An average number was taken from the conference areas as modeled in the HHS 2012 Programming Document. From this average number, a range is created in order to adjust the factor to match different levels of demand: low (18%), medium (40%), and high (70%). Based on the demand by each department, this factor is multiplied by the Projected Workstation NSF to create the additional square feet needed to accommodate conference and training rooms.

Current Area
The existing gross square footage of each department as determined from the County's Planning Data and additional information provided by questionnaire responses. This number is for reference only.

Department Grossing Factor
A factor of 25% is added to the Total Department NSF to accommodate area for circulation, panel partitions, or walls within the department.

Modeled 2017 Projection
The Modeled Projection is an "ideal" square footage for 2017 using the same factors used for future projections.

Projected Workstation Newt Square Feet (NSF)
Projected staff growth was multiplied by the Average Workstation NSF to calculate projected workstation net square feet for each department.

Special Factor
This factor accounts for department-specific needs (e.g. warehouse, shop, lab, garage, etc.).

Total Department Net Square Feet (NSF)
This is the sum total of the Projected Workstation NSF and square footage calculated from the Administrative Support Area Factor, Conference/Training Room Factor and Special Factors. This square footage represents the projected demand for each County department through 2037.

06 ACKNOWLEDGMENTS

Lead Agency
Placer County, Department of Public Works and Facilities

Supporting Agency
Placer County, Community Development Resource Agency

Master Plan Architect
Williams + Paddon, Architects + Planners

Biological Resources & Wetland Delineation
Dudek

Landscape Architect
Design Workshop

Transportation Engineer
Fehr & Peers

Civil Engineer
Cartwright Engineers

Electrical Engineer
The Engineering Enterprise

Mechanical Engineer
Capitol Engineering

Economic Analysis and Market Study
Economic & Planning Systems

Sustainability Consultant
Earth + Associates

07 APPENDICES

Volume 1

07.01 APPENDIX A: BUILDING FACILITIES ASSESSMENT

07.02 APPENDIX B: DEPARTMENT QUALITATIVE DATA

Department Qualitative Summary Sheets
Department Service Improvement Priorities Summary

07.03 APPENDIX C: DEPARTMENT QUANTITATIVE DATA

Projected Department Staff and Square Feet Summary
Projected Conference/Training Room Square Feet Summary
Projected Storage Square Feet Summary
Department Adjacency Summary
Projected Department Site Areas Summary
Projected Department Parking Needs Summary
Resource Improvement Priority Analysis

07.04 APPENDIX D TRANSPORTATION AND CIRCULATION ASSESSMENT

Volume 2

07.05 APPENDIX E: WET UTILITIES INFRASTRUCTURE ASSESSMENT

07.06 APPENDIX F: ELECTRICAL AND TELECOMMUNICATIONS ASSESSMENT

07.07 APPENDIX G: CANDIDATE FUNDING APPROACHES

07.08 APPENDIX H: ZERO NET ENERGY, ZERO NET WATER AND CARBON NEUTRALITY PLANNING ASSESSMENT FINDINGS

07.09 APPENDIX I: BIOLOGICAL RESOURCES ASSESSMENT

07.10 APPENDIX J: PRELIMINARY JURISDICTIONAL DELINEATION

07.11 APPENDIX K: NATURAL GAS UTILITIES

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